

# TO LET - OFFICE

51A HIGH STREET, RUISLIP HA4 7BD

01923 845 222  
property@vdbm.co.uk



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ruislip-harrow

COCKTAIL BAR | KITCHEN

EST. 18...



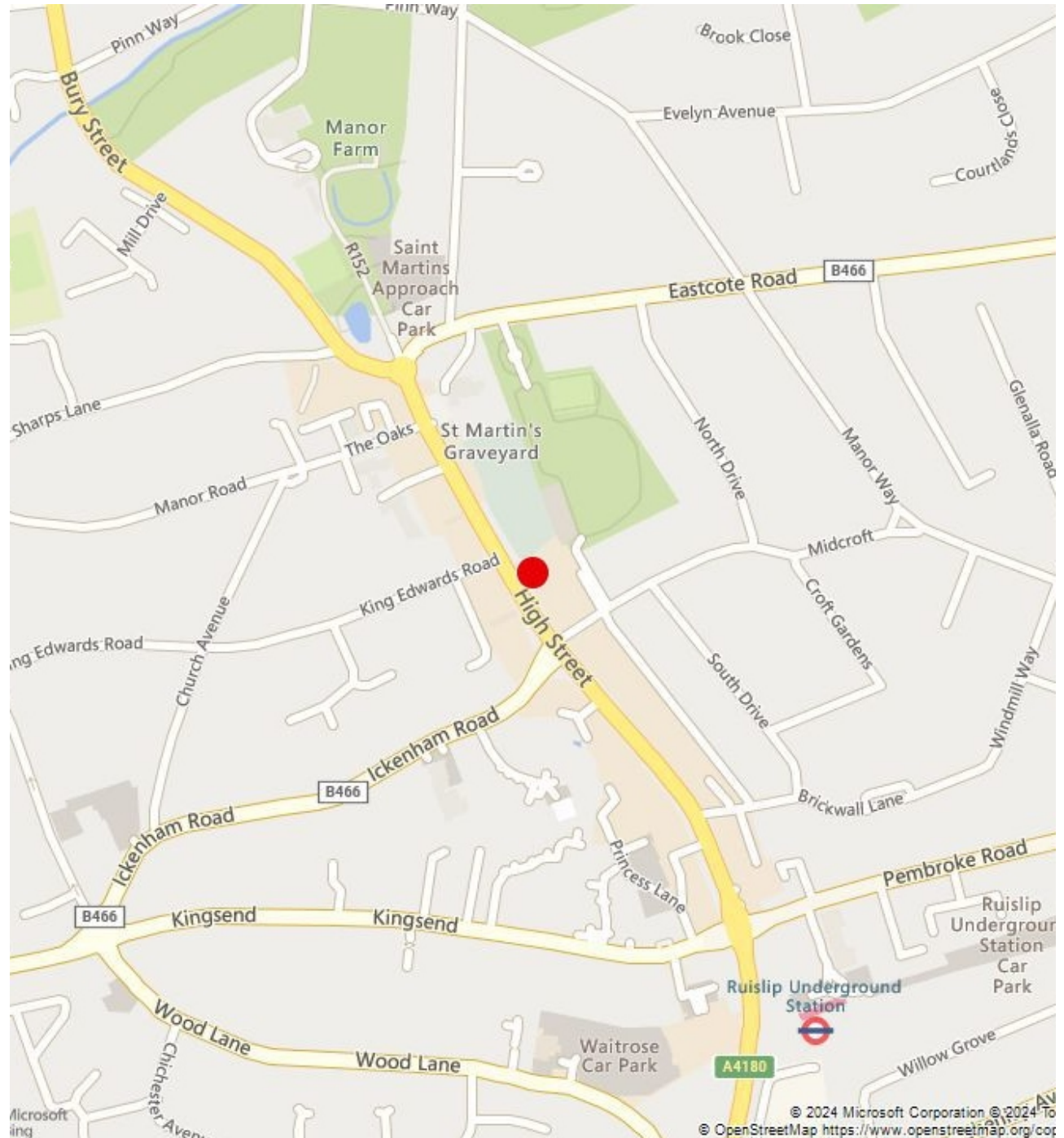
# KEY FEATURES

- SELF-CONTAINED OFFICES OVER 1ST & 2ND FLOORS
- COMPRISING 5 ROOMS, KITCHEN & 2 WCs
- PRIVATE ENTRANCE FROM HIGH STREET
- 6 ALLOCATED PARKING SPACES TO THE REAR
- SUITABLE FOR A RANGE OF OFFICE OR PROFESSIONAL USES
- LOCATED IN THE HEART OF RUISLIP HIGH STREET

# LOCATION

The property is situated in a central position on Ruislip High Street, a popular and well-established local commercial hub. The area is home to a variety of shops, cafes, banks and other professional services with strong pedestrian footfall and excellent local amenities.

Ruislip underground Station (Metropolitan & Piccadilly Lines) is within easy walking distance, offering direct links into Central London. The location is also well served by local bus routes and road connections with the A40/M40 nearby.



**PINESS**  
INSIDE JOB.



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## DESCRIPTION

An excellent opportunity to lease self-contained office accommodation arranged over the first and second floors of a prominent building located on Ruislip High Street.

The premises comprise a total of five office rooms, a kitchen and two WC facilities providing versatile space suitable for a range of professional or administrative uses. The offices benefit from good levels of natural light, functional layouts and private access.

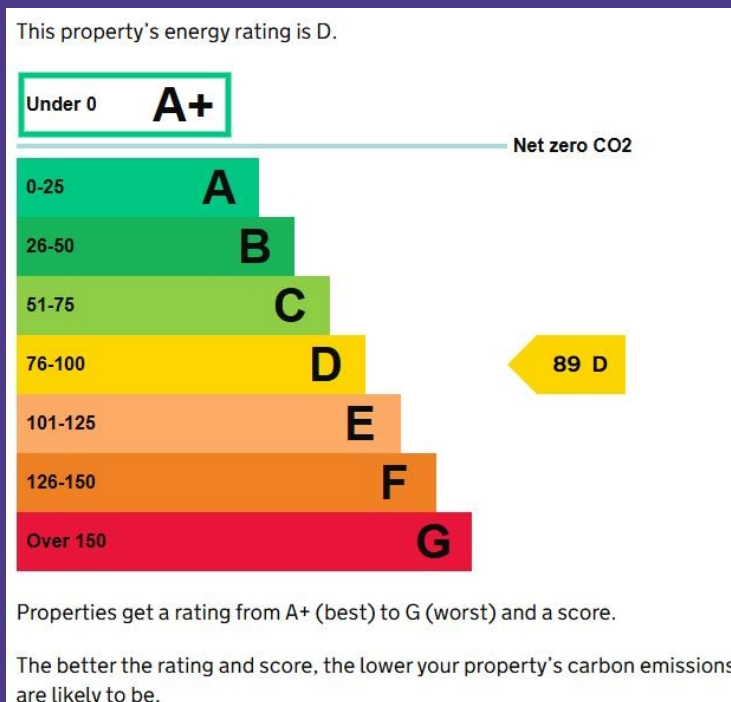
A rare benefit in this location is the provision of six allocated car parking spaces located to the rear of the property offering valuable convenience for staff and visitors.



ACCOMMODATION	SQ FT	SQ M	
FIRST FLOOR	500	46.45	
KITCHEN	21	1.95	
SECOND FLOOR	329	30.56	

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (89).



## RENT

£19,950 per annum exclusive

## TERMS

A new full repairing and insuring lease for a term to be agreed.

## LEGAL COSTS

The incoming tenant to bear the landlord's reasonable legal costs.

## BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £10,000

Rates Payable: £4,990 (2025/2026)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## VIEWING

Strictly by appointment through VDBM.

toby.woodward@vdbm.co.uk 01923 845221

# VDBM

Chartered Surveyors



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[property@vdbm.co.uk](mailto:property@vdbm.co.uk)