



106 PEMBROKE ROAD, RUISLIP, HA4 8NW

Offers in the region of £725,000

## LOCATION

The premises are located just a one minute walk from Ruislip Manor (Metropolitan and Piccadilly Lines) Station and a selection of cafés, restaurants, shops and pubs

## DESCRIPTION

A brand new modern development fronting onto Pembroke Road close to the junction with Victoria Road.

## ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor	1,819 sq ft
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## TERMS

The lease is for 999 years.

## RENT

Offers in the region of £725,000 PLUS vat

## PRIME LOCATION

## SUITABLE FOR A VARIETY OF USES (CLASS E)

## NEW 999 YEAR LEASE

## 1,819 SQ FT (169 SQM)

## RATES

To be assessed.

## POSSESSION

Vacant possession February 2022.

## LEGAL COSTS

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

## EPC

An Energy Performance Certificate (EPC) is available upon request.

## VIEWING

Strictly by appointment through VDBM on 01923 845222.

## DRAFT DETAILS AWAITING CLIENT APPROVAL

