



**ARMFORD  
ESTATES**



**£2,000**

**Victoria Road**

Ruislip, HA4 0AB

## PROPERTY SUMMARY

Nestled in the heart of Ruislip, this prime office space on Victoria Road offers an exceptional opportunity for businesses seeking a prominent location. Spanning an impressive 999 square feet, this ground floor retail unit is ideally situated directly opposite Ruislip Station, ensuring excellent visibility and a steady flow of foot traffic.

The property boasts a striking glazed frontage that not only enhances its appeal but also maximises exposure to potential customers. Recently refurbished, the interior features modern amenities including new flooring, a contemporary ceiling, efficient air conditioning, stylish track lighting, and ample shelving, creating an inviting atmosphere for both staff and clients.

The flexible layout of the space includes an open-plan sales area, complemented by a rear ancillary section that can be easily adapted for various uses, such as treatment rooms or consulting rooms. This versatility makes it an ideal choice for a range of businesses, particularly those in the health and wellness sector, as it is currently trading successfully in this capacity.

With its turnkey status, this property presents a seamless transition for any prospective tenant or buyer looking to establish or expand their business in a thriving area. The combination of a modern fit-out, prime location, and high footfall makes this office space a remarkable opportunity not to be missed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: COUNCIL TAX BAND: EXEMPT**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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