



## **1 Highgrove Way**

Ruislip, HA4 8DY

### **Rarely available freehold Place of worship**

**10,300 sq ft**  
(956.90 sq m)

- Site area 10,300 sqft / 0.23 acres approx
- 1,620 sqft GIA
- Existing place of worship suitable for nursery subject to planning.
- Hard surfaced, secured site
- Prominent corner position
- Redevelopment potential subject to planning
- Scope to extend

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## Summary

Available Size	10,300 sq ft
Price	Offers in the region of £1,100,000
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The premises comprises a detached brick-built property situated on a self contained site. The building benefits from heating and cooling, suspended ceilings and carpets. The gross internal floor area of the building is approximately 1,620 sqft. It comprises a reception area with W/Cs and the large conference / meeting room. Externally the site is hard surfaced. There is a small, landscaped area adjacent to the footpath at the front of the site.

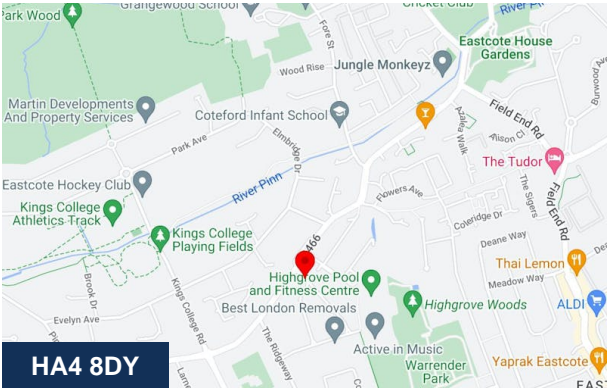
## Location

The property is located on the corner of Highgrove Way and Eastcote Road in Ruislip with Highgrove Fitness Center and Bishop Ramsey High School closeby. Ruislip Manor Underground station is situated 0.8 miles from the premises and is served by the Piccadilly and Metropolitan Line as well as Eastcote station which is just 1.5 miles from the premises. Ruislip Town Centre is approximately 0.7 miles from the site benefitting from an abundance of shops, restaurants, pubs, & supermarkets.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground	1,620	150.50	Available
Outdoor - Total Site Area	10,300	956.90	Available



## Viewing & Further Information



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Net Internal Area = 1645 sq ft / 152.8 sq m (excludes carport)

For identification only - Not to scale

