



**Refurbished offices with 1:240 sq ft parking ratio and also within 90 seconds walk of South Ruislip Central Line underground station**

## **Anteros**

South Ruislip, Odyssey Business Park,  
South Ruislip, HA4 6QE

Office

# **TO LET**

**6,500 to 32,146 sq ft**

(603.87 to 2,986.46 sq m)

- On-site Cafe
- Newly Refurbished
- 1:240 sq ft car parking ratio
- 90 seconds walk to South Ruislip station for Central Line and Chiltern Railways overground line
- Onsite Olympus Community classes/clubs/cafe/events
- Showers and WC's

# Anteros, South Ruislip, Odyssey Business Park, South Ruislip, HA4 6QE

## Summary

Available Size	6,500 to 32,146 sq ft
Rent	£15 per sq ft
Rates Payable	£8.08 per sq ft
Rateable Value	£219,000
Service Charge	£5.96 per sq ft per annum
Estate Charge	N/A
EPC Rating	E (120)

## Description

Refurbished offices which can be split from 6,500 sq ft upwards. The park has an onsite café and Olympus Community Hub which arranges events/classes for onsite tenants - full range of activities can be found here - <http://odyssey-business-park.co.uk/community/>

Further to this a Sainsburys is located a 2 minute walk from the Park and just a 5 minute walk away is the Old Dairy, a new retail and leisure scheme, which has recently opened, providing a new 11 screen cinema, new Asda Superstore and filling station, along with a host of restaurants including Nando's, Starbucks and Chiquito.

Size: 6,500-32,146 sq ft

## Location

The park is located a couple of minutes from the A40 and is a 2 minute walk from South Ruislip station which provides both underground and overground services.

### Walking Distance

- 2 minute walk from South Ruislip tube station (Central Line)
- 2 minutes from South Ruislip mainline station
- 5 minutes to the Old Dairy, a new retail and leisure scheme

## Accommodation

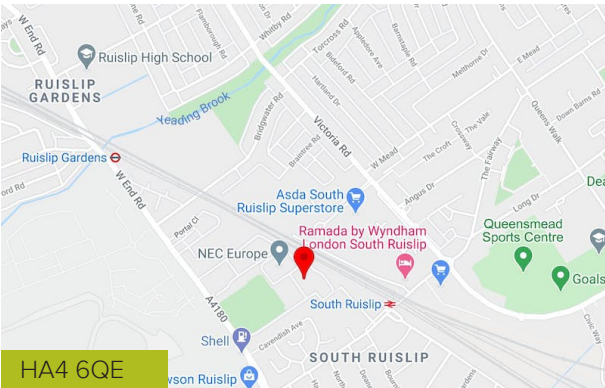
The accommodation comprises of the following floor areas which can be split form 6,500 sq ft upwards.

Name	sq ft	sq m	Availability
1st - Part	13,882	1,289.68	Available
Ground - Whole	18,264	1,696.78	Available
<b>Total</b>	<b>32,146</b>	<b>2,986.46</b>	

## Specification

Anteros building benefits from:

- Fully refurbished
- Spacious reception, wc's & shower
- Energy efficient boilers
- Photovoltaic solar panels to roof
- Two passenger lifts
- 115mm raised access floor
- VRV air conditioning with heat recovery
- LED lighting with PIR movement sensor
- Metal tile ceiling and ceiling grid



## Viewing & Further Information



**Richard Zoers**  
02031306414 | 07730567607  
[rzoers@hanovergreen.co.uk](mailto:rzoers@hanovergreen.co.uk)



**Harry Pruden**  
020 3130 6416 | 07721 128 796  
[hpruden@hanovergreen.co.uk](mailto:hpruden@hanovergreen.co.uk)



**David Cuthbert**  
020 3130 6401 | 07710 183 423  
[dcuthbert@hanovergreen.co.uk](mailto:dcuthbert@hanovergreen.co.uk)



**Andy Tucker**  
+44 (0) 20 3130 6400  
[atucker@hanovergreen.co.uk](mailto:atucker@hanovergreen.co.uk)



More information at [hanovergreen.co.uk](http://hanovergreen.co.uk)

- Onsite Café
- Onsite Olympus Community Hub

**Viewings**

By appointment with joint sole agents only

**Terms**

A new lease by arrangement