

# 5 CHURCHILL COURT, 58 STATION ROAD, NORTH HARROW, HA2 7SA

  
david charles  
property consultants

020 8866 0001

594 SQFT / 55.2 SQM

SELF CONTAINED OFFICE – TO BE LET

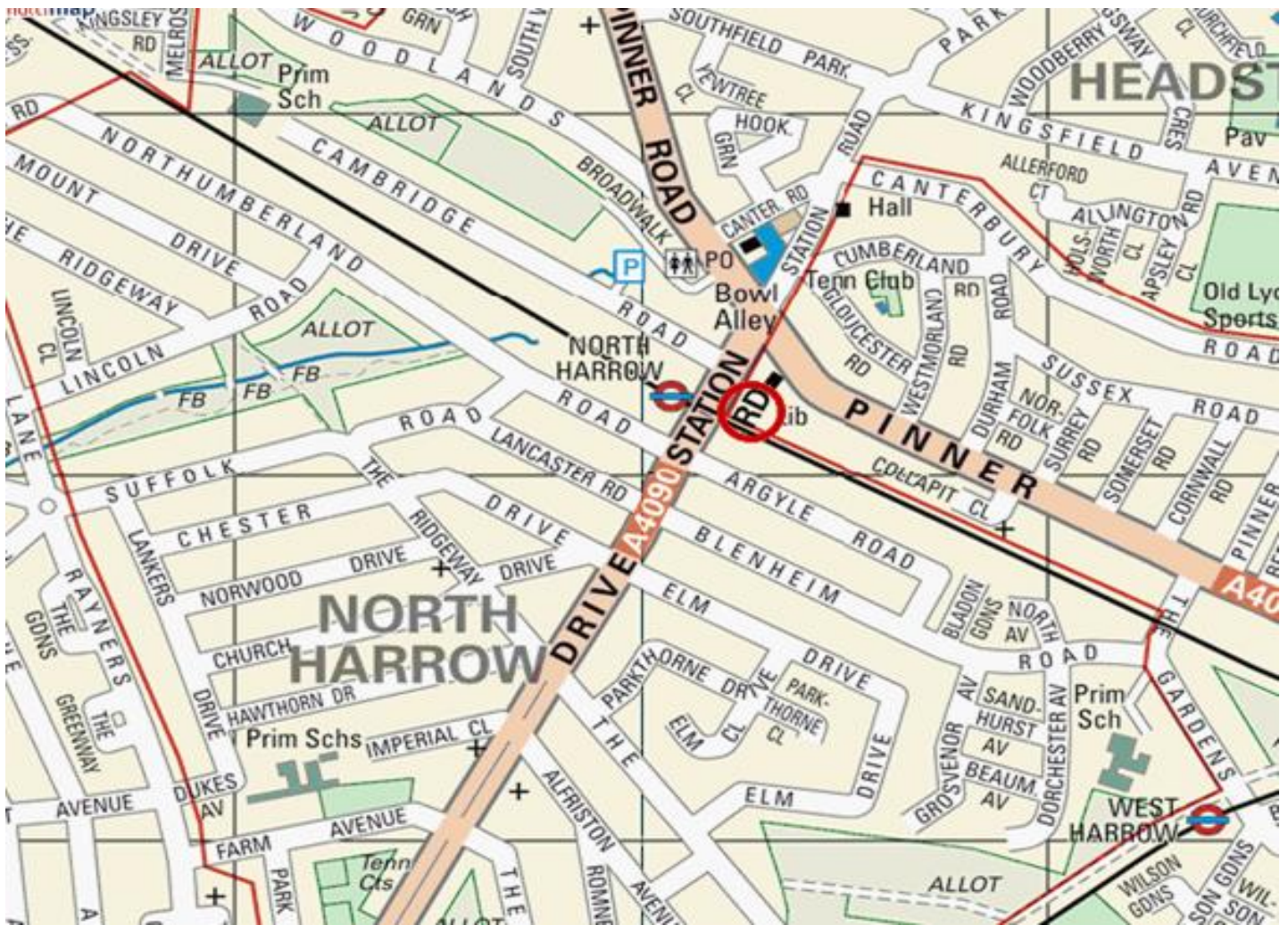


## LOCATION

The premises are located on the eastern side of Station Road, opposite North Harrow Metropolitan line underground station. The building is accessible to Harrow town centre and other nearby towns such as Pinner and Hatch End. There are numerous retail facilities in the area.

## DESCRIPTION

The premises are within a modern, a purpose built office development. The available accommodation is on the ground floor which is due to be refurbished. It has the benefit of gas central heating, toilet facilities, suspended ceilings, intercom, double glazing, a burglar alarm, kitchenette and 1 parking space.



## LEASE

The premises are available by way of a new lease for a term by arrangement

## RENT

£15,950 per annum inclusive plus VAT.

It should be noted that the above rent is inclusive of Business Rates, Buildings Insurance, Utility and Service charges but exclusive of VAT. Tenants will be responsible for telephone installation and running costs in addition to Contents Insurance.

## VIEWINGS

Strictly by appointment through sole letting agents –

**PETER AMSTELL** 020 8866 0001  
[peter@davidcharles.co.uk](mailto:peter@davidcharles.co.uk)

**GEORGE MORIARTY** 02088660001  
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## AMENITIES

- Double Glazed Windows
- Central Heating
- Fluorescent Lights
- Carpets
- Kitchenette
- EPC C
- On-site car parking



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