



david charles

property consultants

**8 CHURCHILL COURT, 58 STATION ROAD,  
NORTH HARROW, HA2 7SA**

**886 - 2,895 SQ FT / 82.3 - 269 SQ M**

**OFFICES WITH PARKING - TO BE LET**



**LOCATION:**

The premises are located on the eastern side of Station Road adjacent to North Harrow Metropolitan 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.

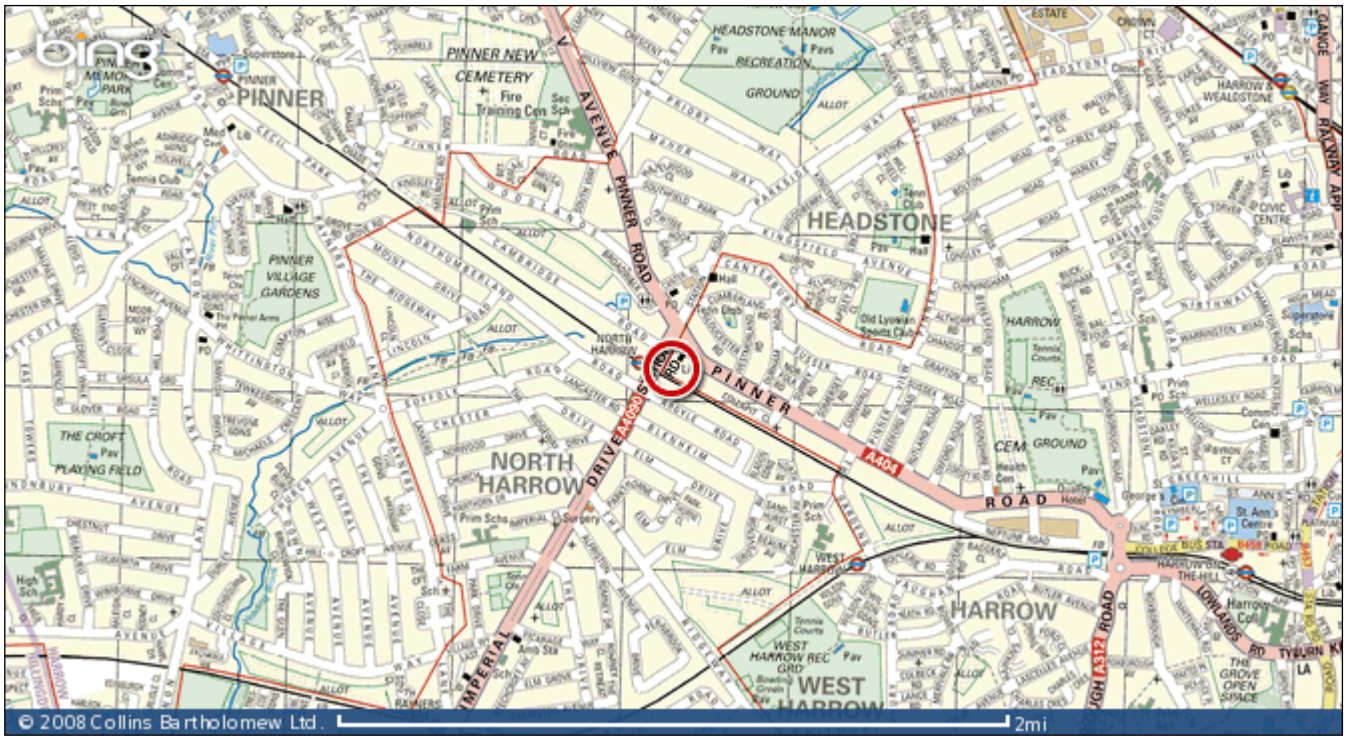
**ACCOMMODATION:**

The premises are situated within a modern purpose built office development. The property comprises a three storey self contained property which is due to be refurbished. It has the benefit of gas central heating, kitchenette, suspended ceilings, partial comfort cooling, intercom, double glazing, toilet facilities and six car parking spaces externally.

**OFFICE PROPERTY PARTICULARS TO BE LET**

[www.davidcharles.co.uk](http://www.davidcharles.co.uk)

**020 8866 0001**



**FLOOR AREAS**

Ground Floor	886 sq ft	82.3 sq m	
First Floor	951 sq ft	88.4 sq m	<b>under offer</b>
Second Floor	<u>1,058 sq ft</u>	<u>98.3 sq m</u>	<b>Let</b>
Total	2,895 sq ft	269 sq m	

**LEASE:**

The property is available by way of a new full repairing and insuring lease for a term by arrangement.

**RENT:**

£14.50 sq ft per annum exclusive.

**BUSINESS RATES:**

We have been informed that the Ratable Value for the property is £33,750 and the rates payable for 2011/12 are £14,613. Prospective tenants should confirm this information independently prior to legal commitment.

**VIEWINGS:**

Strictly by appointment through agents:-

