

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

  
david charles  
property consultants

700 SQFT / 65 SQM

RENT REDUCED

MODERN REFURBISHED FIRST FLOOR OFFICE – TO LET

020 8866 0001



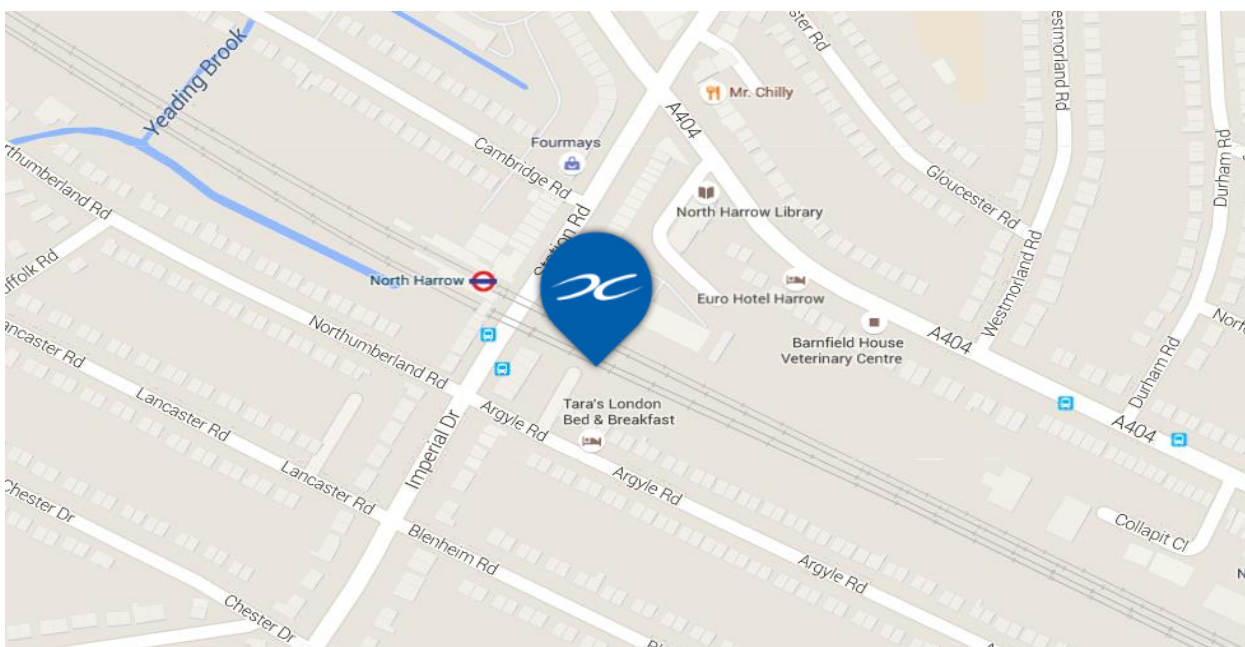
## LOCATION

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, purpose built office development. The entire first floor has recently been refurbished to a high standard and is available in its entirety. The floor has the benefit of gas central heating, toilet facilities, suspended ceilings, intercom, double glazing, a burglar alarm, kitchenette and parking.





## LEASE

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

## FLOOR AREAS & RENT

<u>Floor</u>	<u>Size</u>
First Floor	700 sqft

The entire floor is available at rent of £25,000 per annum inclusive of External Maintenance, Buildings Insurance, Utilities and Estate Charges but exclusive of VAT. The Tenant will be responsible for internet and telephone installation and costs, business rates and contents insurance.

## BUSINESS RATES

Please note the Landlord has had the buildings office floors individually assessed. We understand that the rates payable for for the entire building are £4,709 per annum.

Prospective tenants are strongly advised to reconfirm this information independently prior to legal commitment.

## VIEWINGS

Strictly by appointment through sole letting agents

[GEORGE MORIARTY 020 8866 0001 george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

## AMENITIES

- Double Glazed Windows
- Central Heating
- Fluorescent Lights
- Carpets
- EPC C
- On-site car parking
- New Kitchen & WC facilities
- Recently refurbished throughout