

1 GRACE HOUSE, HARROVIAN BUSINESS VILLAGE, HA1 3EX


david charles
property consultants

020 8866 0001

760 SQFT / 70 SQM

MODERN REFURBISHED SECOND FLOOR OFFICE – TO LET



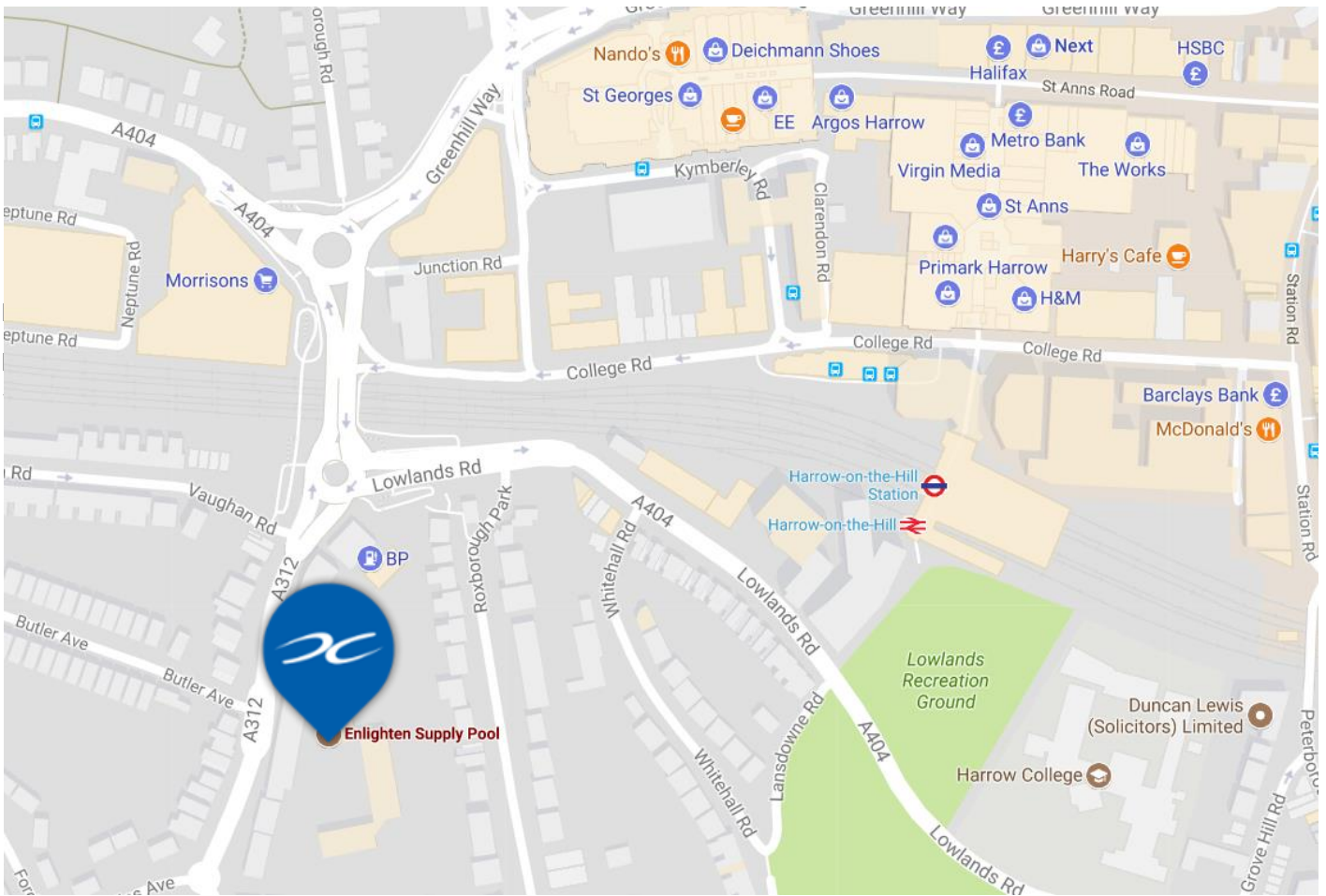
LOCATION

The Harrovian Business Village is located on the east side of Bessborough Road, close to its junction with Lowlands Road. It is adjacent to Harrow town centre and within walking distance of Harrow-on-the-Hill Metropolitan Line underground and mainline station. The St George's and St Ann's Shopping Centres are close by with other retail, leisure and parking facilities.

DESCRIPTION

The building comprises a modern, semi-detached office property on ground and two upper floors. The available space is situated on the second floor and comprises of a modern open plan office with the benefit of comfort cooling air conditioning, meeting room, toilet facilities and a shared kitchen. Parking is available to the rear at an additional fee.





TERMS

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

RENT

£25,000 per annum inclusive of External Maintenance, Building Insurance, Utilities and Estate Charges. The tenant will be responsible for internet and telephone installation and costs, business rates and contents insurance.

RATES

We understand that the rateable value of the second floor is £8,976 and the rates payable for 2017/18 are £4,205 per annum. Prospective purchasers are strongly advised to independently reconfirm this information prior to legal commitment.

VIEWINGS

Strictly by appointment through sole agents –

GEORGE MORIARTY

t: 020 8866 0001 | d: 020 8429 9003 | e: george@davidcharles.co.uk