

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


david charles
property consultants

020 8866 0001

3,825 SQFT / 415 SQM

OFFICE BUILDING WITH PARKING – TO BE LET

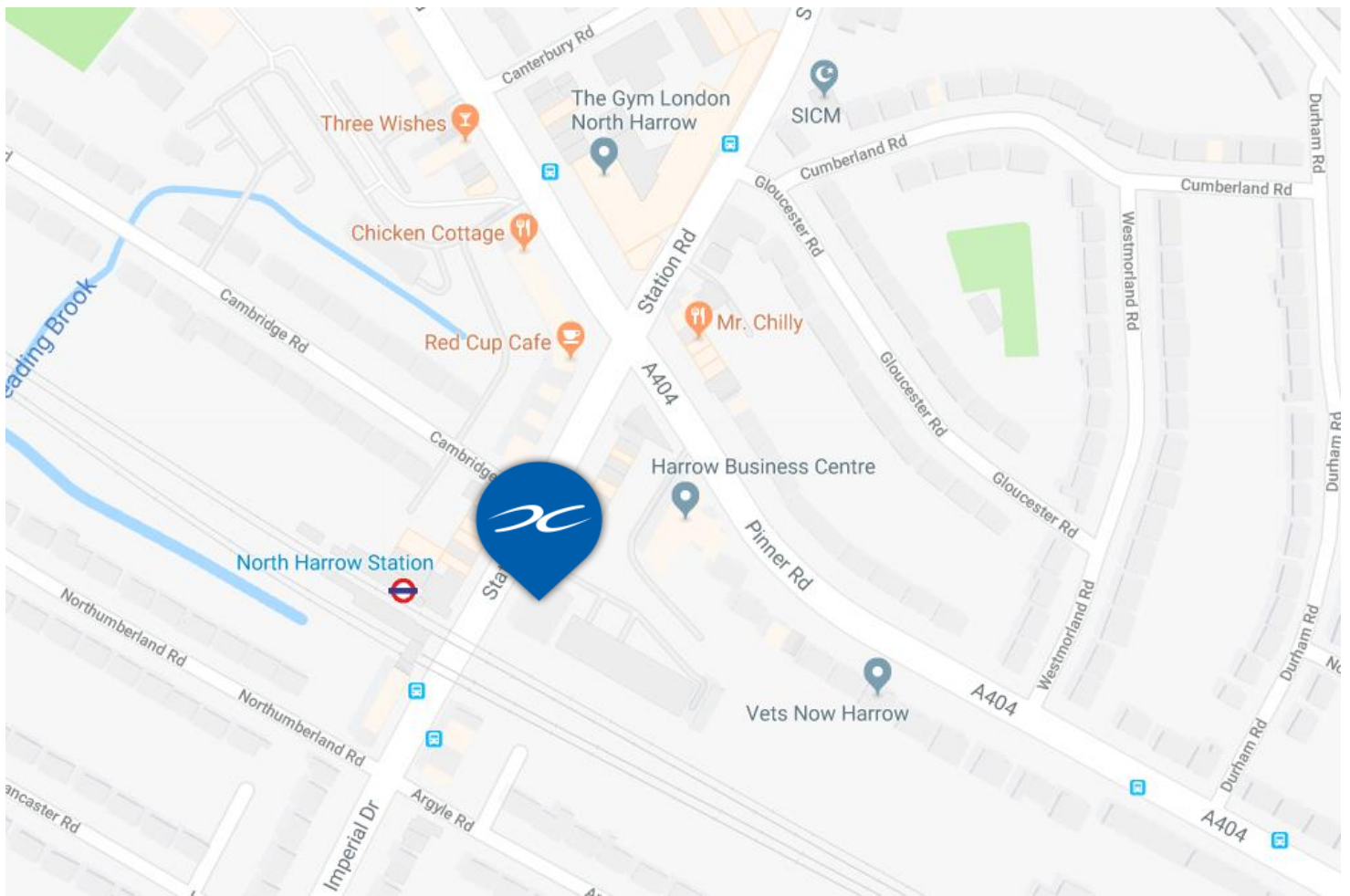


LOCATION

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 town.

PROPERTY

The premises are situated within a modern, purpose built office development. The building is an end of terrace brick property at the front of the scheme, planned on ground, first and second floors. It has the benefit of 8 parking spaces.



LEASE

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

RENT

£91,500 per annum exclusive.

RATES

We have been verbally informed, by the London Borough of Harrow, that the Rateable Value of the property is £46,691. The rates payable for 2017/18 are £22,365 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

FLOOR AREA

Ground Floor Offices	1,082 sq ft	100.5 sqm
Ground Floor Reception	125 sq ft	11.6 sqm
First Floor Offices	1,261 sq ft	117.1 sqm
Second Floor Offices	1,357 sq ft	126 sqm
Total	3,825 sqft	415 sqm

VIEWINGS

Strictly by appointment through sole letting agents:

PETER AMSTELL 020 8866 0001 **GEORGE MORIARTY** 02088660001
peter@davidcharles.co.uk george@davidcharles.co.uk

AMENITIES

- 8 Parking Spaces
- Central Heating
- Suspended Ceilings
- CCTV
- Kitchen Facilities
- Double Glazing
- Automatic Passenger Lift
- Carpeted
- Entry Phone System
- EPC available upon request.

