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

david charles
property consultants

020 8866 0001

900 SQFT / 83.6 SQM

GROUND FLOOR OFFICE – TO LET

LOCATION

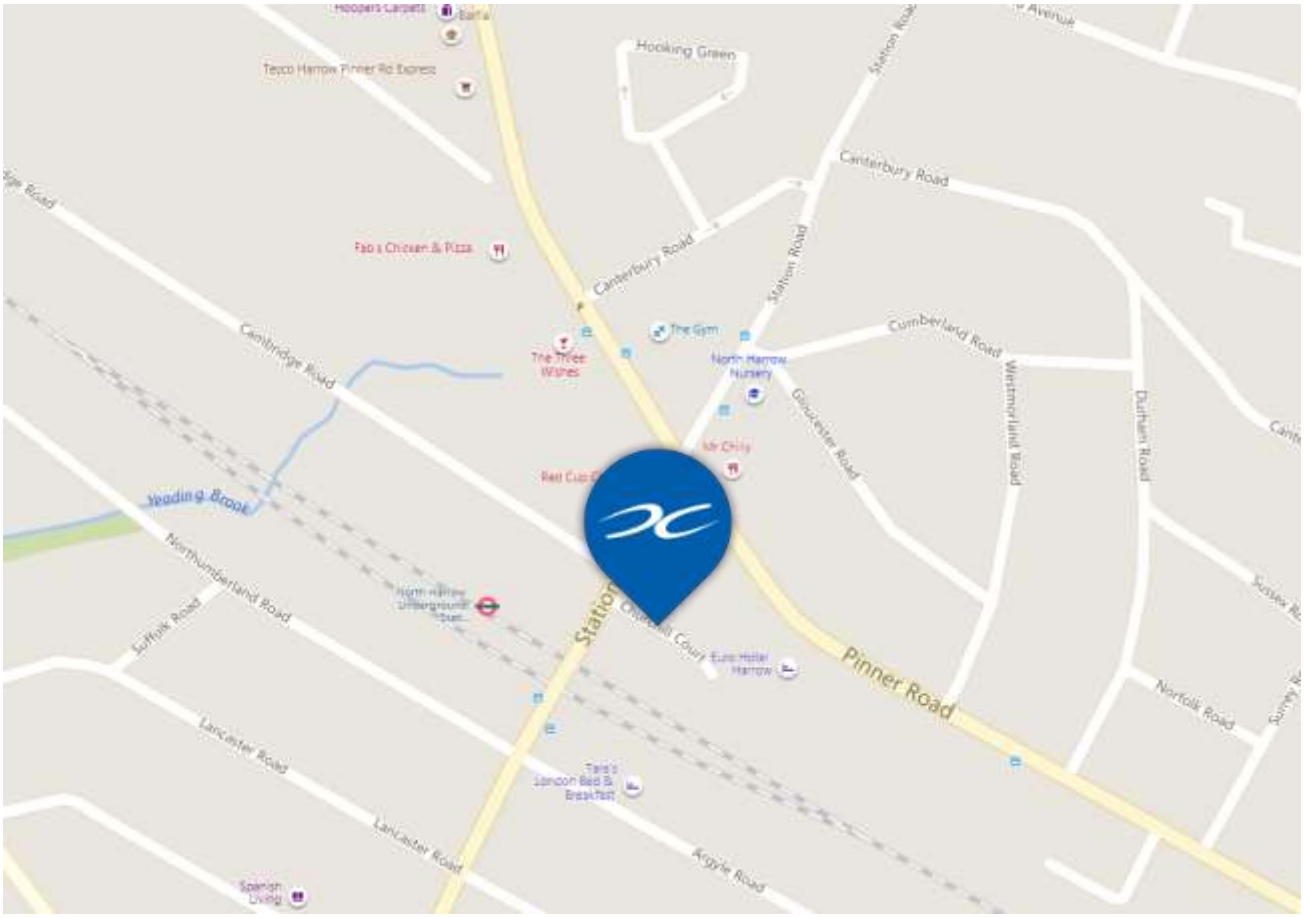
The premises are located on the eastern side of Station Road, opposite North Harrow Metropolitan line underground station. The building is accessible to Harrow town centre and other nearby towns such as Pinner and Hatch End. There are numerous retail facilities in the area.

DESCRIPTION

The premises are within a modern, purpose built office development. The entire ground floor 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 2 parking spaces.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

RICS



LEASE

The premises are available by way of a new lease for a term by arrangement to be granted outside the provisions of Section 24 – Section 28 of the Landlord & Tenant Act 1954 II.

RENT

£24,000.00 per annum exclusive.

SERVICE CHARGE & BUSINESS RATES

The current service charge figure attributable to the ground floor for this year is £5,704.00

We understand that the rateable value for the premises is £12,509.00 for 2018/19.

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

AMENITIES

- Double Glazed Windows
- Central Heating
- Fluorescent Lights
- Carpets
- EPC _
- 2 parking spaces.
- Kitchen & WC facilities

david charles
property consultants
davidcharles.co.uk