



Unit 3, Churchill Court

Harrow, HA2 7SA

**Three storey office building
with parking to let.**

2,200 sq ft

(204.39 sq m)

- 5 parking spaces.
- Central heating
- Part suspended ceilings
- Comfort cooling
- Kitchen facilities
- Double glazing
- Entry phone system
- CCTV

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Summary

Available Size	2,200 sq ft
Rent	£22 per sq ft
Rates Payable	£13,312 per annum
Rateable Value	£26,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

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 5 parking spaces.

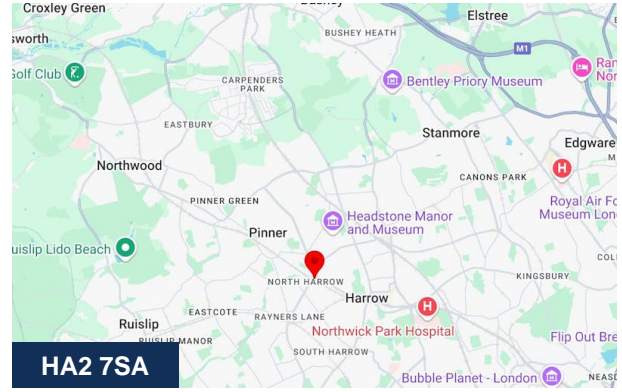
Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	677	62.90	Available
1st	663	61.59	Available
2nd	776	72.09	Available
Total	2,116	196.58	



Viewing & Further Information



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