



## Suite 3, Stanmore Towers, 8-14 Church Road

Stanmore, HA7 4AW

### Office / Medical Suite in Prime Position in Stanmore

**1,469 sq ft**  
(136.47 sq m)

- 2 allocated parking spaces in the rear car park.
- Stanmore Underground Station (0.4 miles)
- New carpets & LED lighting
- Communal male and female W/Cs
- Rear access leading to car park
- Intercom
- Fully fitted kitchen

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## Summary

Available Size	1,469 sq ft
Rent	£25 per sq ft
Rates Payable	£11,227.50 per annum
Rateable Value	£22,500
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

Suite 3 is located on the first floor in Stanmore Towers facing Church Road. Previously, the office was occupied by a dental surgery but has since been painted, fitted with new carpets, a kitchenette and LED lighting. There are communal male and female toilets available on the first floor.

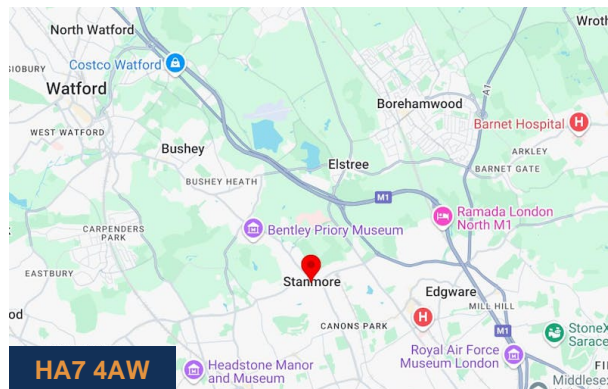
## Location

Stanmore Towers is strategically positioned on Church Road at its junction with The Broadway, in the heart of Stanmore. The area offers a variety of restaurants, cafes, supermarkets, and retail shops. Stanmore Underground Station is located 0.4 miles from the property which is served by the Jubilee line, providing direct access to central London within 30 minutes. Additionally, the area benefits from numerous bus routes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,469	136.47	Available
<b>Total</b>	<b>1,469</b>	<b>136.47</b>	



## Viewing & Further Information



**Lily O'Donnell**

020 8429 9009 | 07522 700508

[lily@davidcharles.co.uk](mailto:lily@davidcharles.co.uk)



**George Moriarty**

020 8429 9003 | 07522 700 507

[george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

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