



## Stanmore Towers, 8-14 Church Road

Stanmore, HA7 4AW

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

**440 to 1,469 sq ft**

(40.88 to 136.47 sq m)

- Allocated parking spaces in the rear car park.
- Recently refurbished suites
- Air comfort cooling throughout
- Stanmore Underground Station (0.4 miles)
- Flexible short term leases available
- New carpets & LED lighting
- Communal male and female W/Cs
- Intercom

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## Summary

Available Size	440 to 1,469 sq ft
Rent	£12,320 - £27,250 per annum
Business Rates	To be Confirmed
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

Stanmore Towers is a modern office building, prominently positioned facing Church Road. Previously occupied by a dental surgery, the suites have been recently refurbished.

Suite 3 benefits from fresh paint, new carpeting, a modern kitchenette, upgraded LED lighting and communal male and female WCs.

Suite 5A is a well maintained office suite with a glass partitioned directors/meeting room, small kitchenette and communal male and female WCs.

## 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	Rent	Availability
Unit - Suite 3	1,469	136.47	£27,250 /annum	Available
Unit - Suite 5A	440	40.88	£12,320 /annum	Available
<b>Total</b>	<b>1,909</b>	<b>177.35</b>		



## Viewing & Further Information



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