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NEW OFFICES TO LET
CONVENIENT LOCATION
EXTREMELY HIGH QUALITY

1,182 SQ FT PAX
FREEHOLD FOR SALE OR TO LET

3RD FLOOR, BRADBURYS COURT, LYON ROAD, HARROW, HA1 2BY

RENT

£36,000 per annum plus VAT

#### **RATES**

Our enquiries show that the premises are assessed for rating purposes as follows:-

£675,000 FREEHOLD PLUS VAT

OR £36,000 PER ANNUM PLUS VAT

Interested parties are advised to make their own enquires

For verification purposes, prospective occupiers are advised to make their own enquiries.

## **LEGAL COSTS**

Each party to bear their own legal costs.

#### **EPC**

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of

#### **VIEWING**

Strictly by appointment through VDBM on 01923 845222.

# **LOCATION**

The property is situated in the heart of Central Harrow just a few minutes' walk from its multiple shopping facilities and Metropolitan and Chiltern Line Station.

# **DESCRIPTION**

Bradburys Court is a newly completed building and the third floor. The space has excellent natural light and includes air conditioning, raised floor with floor boxes, suspended ceiling, own WC and kitchen facilities.

These offices are among the very best on offer in Harrow.

### **ACCOMMODATION**

The approximate net internal floor areas are as follows:-

Net internal floor area

1,182 sq ft

## **TERMS**

Freehold for Sale alternatively the premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

### **PRICE**

Price: £675,000 plus VAT

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.















