

VDBM

Chartered Surveyors

01923 845222

T: 01923 845222 E: property@vdbm.co.uk W: www.vdbm.co.uk



3RD FLOOR, BRADBURY'S COURT, LYON ROAD,
HARROW, HA1 2BY

NEW OFFICES TO LET

CONVENIENT LOCATION

EXTREMELY HIGH QUALITY

1,182 SQ FT PAX

FREEHOLD FOR SALE OR TO LET

£675,000 FREEHOLD PLUS VAT
OR £36,000 PER ANNUM PLUS VAT

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	<u>1,182 sq ft</u>
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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

RENT

£36,000 per annum plus VAT

RATES

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

Interested parties are advised to make their own enquiries

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.

