

# VDBM

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**MODERN OFFICES**

**NEW FLEXIBLE LEASES**

**AVAILABLE NOW**

**TOTAL 1,000 SQ FT**

**FREETRADE HOUSE, UNIT 28-29 LOWTHER ROAD,  
STANMORE, HA7 1EP**

**£25.00 per sq ft per annum exclusive**

## LOCATION

The office building is close to Honey Pot Lane, A4140 and within easy walking distance of Queensbury (Jubilee Line) Station. Morrisons superstore is also within easy walking distance from Freetrade House.

## DESCRIPTION

The available air conditioned office suites within this modern built three storey building are known as Office Suites 28 & 29 which are located on the second floor and offer 1,000 sq ft in total as two inter-connecting self contained suites of 400 sq ft and 600 sq ft. Available together or as individual suites. An eight person passenger lift serves all floors.

Each office suite benefits from air conditioning, heating, perimeter trunking, CATII lighting, suspended ceilings, double glazed windows, entry phone, kitchenette and WC.

## TERMS

The suites are available on new Full Repairing and Insuring leases for a term to be agreed.

## RENT

£25.00 per sq ft per annum exclusive

## RATES

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

Unit 28 – Rateable Value	£5,700
Unit 29 – Rateable Value	£8,800

Small Business Rates Relief is likely to apply if this were to be your only business premises. Our understanding is that from 2017 nil rates will be payable. However, interested parties should make their own enquiries.

## SERVICE CHARGES

To be confirmed.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

An Energy Performance Certificate (EPC) is available upon request.

## VIEWING

Strictly by appointment through VDBM on 01923 845222.

**DRAFT DETAILS AWAITING CLIENT APPROVAL**

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.