



THE TWENTY ONE BUILDING, 21 PINNER ROAD,
HARROW, HA1 4ES

TOWN CENTRE OFFICES

2,010 SQ FT

ALLOCATED PARKING SPACES

NEW FLEXIBLE LEASE

AVAILABLE IMMEDIATELY

£30,000 PER ANNUM

LOCATION

The property is within walking distance to Harrow on the Hill Station and Bus Station. Harrow's two shopping centres are within a few minutes' walk. Morrisons Superstore is adjacent to the building.

DESCRIPTION

Part second floor office suite with modern ceiling and lighting. Gas fired central heating via radiators. Automatic passenger lift.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Net Internal Area	2,010 sq ft
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TERMS

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

RENT

£30,000 per annum plus VAT.

SERVICE CHARGE

Service charge approximately £1,000 per annum plus VAT.

RATES

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

Rateable value £26,000

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 C (75)

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL