



**MASTERS HOUSE, 1 MARLBOROUGH HILL, HARROW,
HA1 1UX**

MODERN OFFICES

NEW 999 YEAR LEASES

£605,250 PER FLOOR

AVAILABLE NOW

HARROW

£605,250 PER FLOOR

LOCATION

Located at the junction of Station Road and Marlborough Hill, adjacent to Harrow Mosque and opposite Harrow Civic Centre.

DESCRIPTION

All the suites have been fitted out to a high standard throughout which benefit from air conditioning, suspended ceilings, CAT 5 cabling and kitchen and WC facilities on each floor.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

First Floor	1,345 sq ft
Second Floor	1,345 sq ft
Third Floor	<u>1,345 sq ft</u>
Total	4,035sq ft

TERMS

The premises are available on a new 999 lease on a floor by floor basis.

PRICE

£605,250 per floor, subject to contract.

RATES

To be assessed.

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 D (100)

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL