

VDBM

Chartered Surveyors

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## HARROW – HA1 1BQ SCOTTISH PROVIDENT HOUSE 2<sup>ND</sup> FLOOR FRONT 76-80 COLLEGE ROAD



- **TOWN CENTRE OFFICES**
- **1,124 SQ FT**
- **1 PARKING SPACE**
- **AVAILABLE IMMEDIATELY**

### LOCATION

The property is situated opposite Harrow on the Hill Station and bus station. Harrow's two shopping centres are within a few minutes' walk.

### DESCRIPTION

Attractive second floor office suite with own kitchen. Divided to form open plan area plus individual rooms but could be reconfigured.

Lift.

### ACCOMMODATION

Second Floor	1,124 sq ft
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### TERMS

To be let on a new full repairing and insuring lease for a term to be agreed.

### RENT

£15 per sq ft (No VAT)  
Service Charge - Approx £10,000 pa plus VAT

### RATES

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

Rates payable - Approx £7,000 pa

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 D (79).

### VIEWING

Strictly by appointment through VDBM on 01923 845222

**DRAFT DETAILS AWAITING  
CLIENT APPROVAL**