



WINDROSE
POINT

A new development of 2,885 sq ft Modern offices with
D1/B1 use and 2 x two bedroom luxury apartments

Pynnacles Close, Stanmore, Greater London

Windrose Point

Windrose Point is a brand new detached, 3-storey mixed use development with approximately 270m² open plan commercial space split between the ground and first floors. These have been allocated for B1 and D1 use. There are also 2X2 bedroom apartments on the top floor which are approximately 70m² each in size.

Location

Windrose Point is located in the centre of the highly desirable district of Stanmore within the London Borough of Harrow. Conveniently located within close proximity to the main high street – Church Road and Stanmore Broadway, there are a wide selection of shops that cater for every day needs as well as an extensive selection of restaurants and bars to enjoy at leisure.

Windrose Point benefits from a wide range of public transport services with a variety of bus links that run frequently through Stanmore and excellent road connections to the M1 and M25. Nearby Stanmore Underground Station which is serviced by the Jubilee line, gives commuters easy connectivity into the City, West End and further afield.



Commercial

The commercial units feature self-contained, open plan layouts and are fitted out to a high standard with air conditioning, data cabling, toilet and kitchen facilities on each floor.

Residential

Set within a stylish setting, both apartments feature open plan living/dining, modern designed kitchens and bathrooms with an interior specification of high quality with a contemporary finish. There is also the added benefit of a balcony giving residents the luxury of being able to enjoy the outdoors from the security of their own home.

Acommodation Schedule

Ground floor:
152.4 m² (GIA)

Second floor – Flat 1:
69.3 m² (GIA)

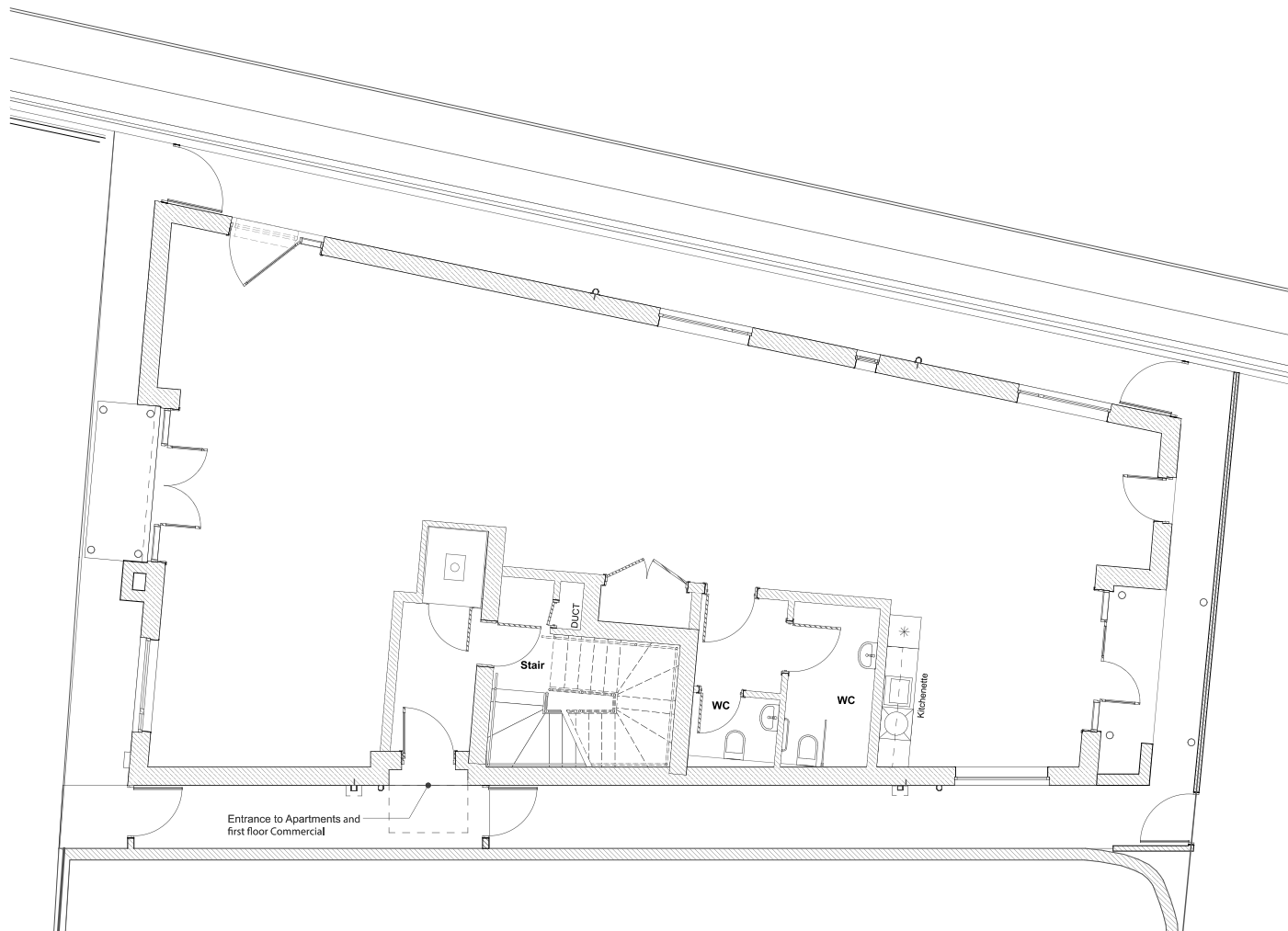
First floor:
152.9 m² (GIA)

Second floor – Flat 2:
69.7 m² (GIA)

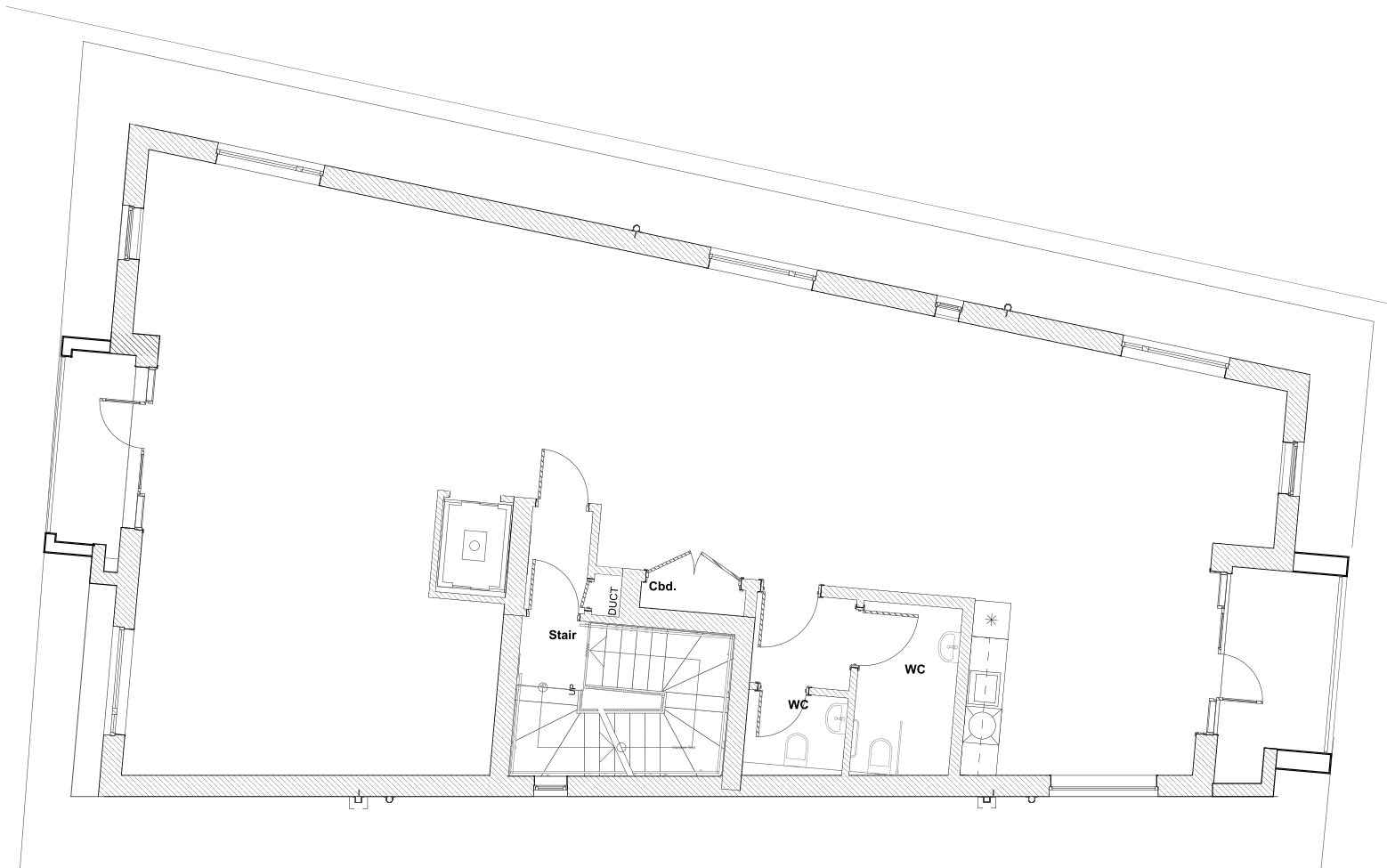
Commercial Specification

- Flooring carpet/vinyl tiles
- Suspended ceiling
- 600 x 600 ceiling lights
- Platform lift
- 2 x toilet cubicles per floor
- Kitchenette on each floor
- Perimeter dado-trunking with double sockets and data points
- 6 floor-boxes per floor for additional power points
- 2 x ceiling mounted air-conditioning units per floor providing heating and cooling.
- CCTV to main entrance, lift access and stair-core
- External lighting around perimeter of the building

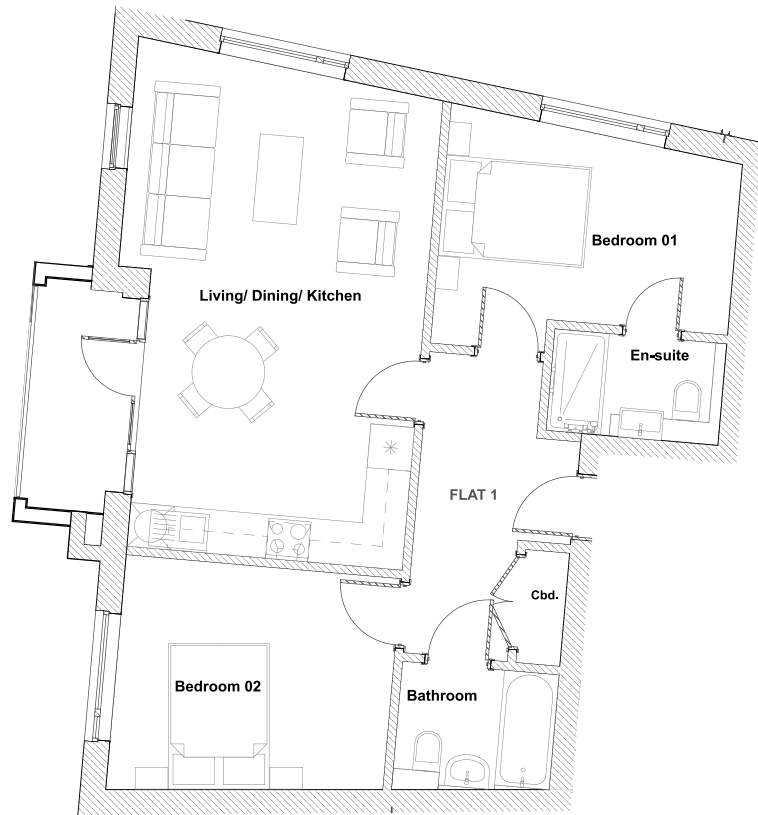
Ground floor: 152.4m² (Total GIA) / 132m² B1/D1 space



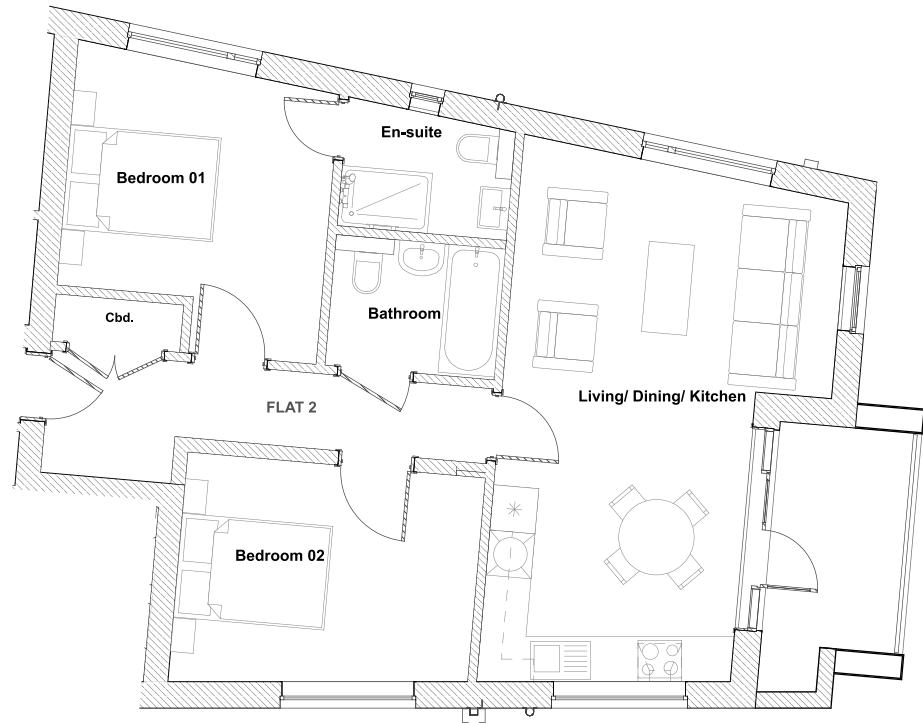
First floor: 152.9m² (Total GIA) / 136m² B1/D1 space



Second floor – Flat 1: 69.3 m² (GIA)



Second floor – Flat 2: 69.7 m² (GIA)





Terms

The commercial units are available to let or for sale. The residential units are for sale with 999 year leases.

Availability

Windrose Point will be complete and ready for occupation towards the end of October 2020.



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The dimensions given are subject to variations and are not to be used for carpet sizes, appliance sizes or items of furniture.

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