

D1 Premises TO LET

12-14 Station Road, Harrow, HA1



- New lease direct from landlord
- Central Harrow and 1 minute walk from Harrow Wealdstone Station
- Air conditioning
- D1 use available and also suitable for alternative uses

Mann Smith Chartered Surveyors
6 Vigo Street | London | W1S 3HF

0207 839 8989

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Location

The building is conveniently positioned on the corner of Station Road (A409), 300 metres south of Harrow & Wealdstone Station which provides National Rail, Bakerloo Line and London Overground services. The fastest journey time is 14 minutes to London Euston Station.

The property is also within close proximity to excellent road communications with the M1 motorway and the A406 North Circular being approximately 6 and 5 miles to the east. The A40 is located 4 miles to the south and provides direct access to the M25 and the M40 motorways.

Description

The premises is located on the ground floor of a detached mixed use building and benefits from private front and rear access and air-conditioning. Currently the unit has D1 use but would suit a range of alternative uses including office and D2 (subject appropriate change of use). The majority of the space is currently open plan.

Floor Area

Ground Floor 2,464 sq. ft. (229.00 sq. m.)

Leasing Options

New lease available direct from the landlord for term by agreement.

Rent

£55,440 per annum excl.

Business Rates Payable

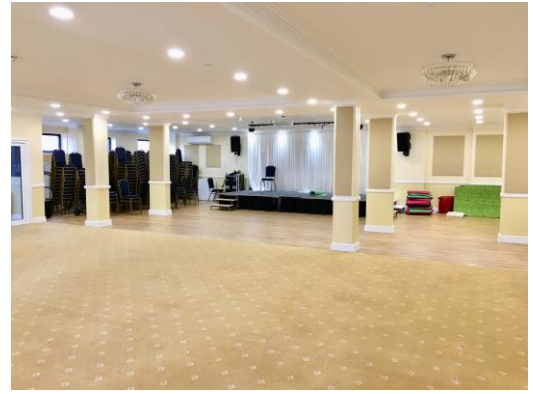
£19,625 per annum (approx.)

Service Charge

£1,250 per annum (approx.)

EPC

Band A (23)



Viewings strictly by appointment with sole agents, Mann Smith:

Ashley Medway MRICS
ashley@mannsmith.co.uk

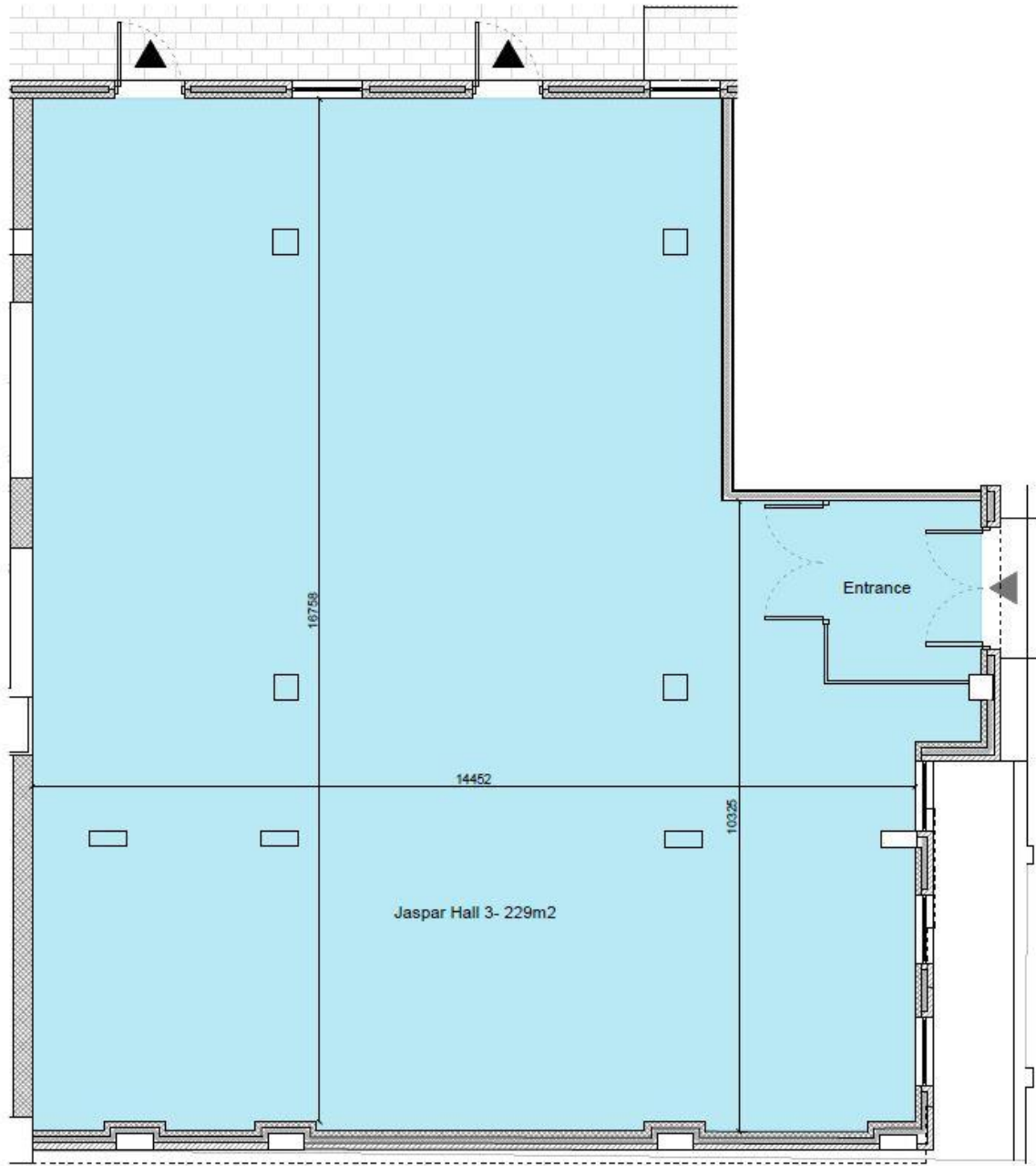
Scott Stocker
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