

HARROW, HA1 1JU SUITE 3, 1ST FLOOR 17 ST ANNS ROAD



- **GRADE A OFFICES TO LET**
- **EXCELLENT LOCATION**
- **AVAILABLE NOW**
- **1,110 SQ FT**
- **PARKING**
- **MAY SELL**

VDBM

Chartered Surveyors

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LOCATION

The property is situated in the heart of Harrow Town Centre and just a few minutes' walk from Harrow Metropolitan and Chiltern Line Station, St Ann's and St George's Shopping Centres.

DESCRIPTION

The property comprises a first floor suite recently refurbished to a very high standard with high quality full height glazing to form 5 rooms but the configuration could be changed. There is a large central open plan reception area. The property has a suspended timber floor with floor boxes, metal ceiling, downlighters and blinds to all windows.

The net internal floor area is approximately 1,100 sq ft (102.2 sq m)

The property has the use of excellent shared kitchen facilities on the same floor and shared WCs.

Two car spaces are allocated with the property.

TERMS

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

RENT

£33,000 per annum exclusive.

In addition, there is a variable service charge currently running at about £5,000

per annum to cover the exterior of the building, common parts, lift etc.

SALE

Our clients may consider a sale of their long leasehold interest.

RATES

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

Rateable Value £11,750

If an incoming tenant's business qualifies for Small Business Rates Relief, no business rates will be payable.

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (72).

VIEWING

Strictly by appointment through Joint Sole Agent David Wilson on 020 8423 5933 or our VDBM on 01923 845222.