



6 WARNER HOUSE, HARROVIAN BUSINESS
VILLAGE, HARROW, HA1 3EX

MODERN OFFICES

SUITES FROM 1,245 SQ FT

HARROW

TO LET

£25.95 per sq ft

LOCATION

Situated in the popular Harrovia Business Village just a few minutes walk from Harrow on the Hill Metropolitan and Chiltern Line Station and town centre.

DESCRIPTION

Attractive self contained office building with air conditioning.

Suites available on a floor by floor basis.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor	1,245 sq ft
First Floor	1,604 sq ft
Second Floor	<u>1,654 sq ft</u>
Total	4,503 sq ft

TERMS

Our clients would consider letting on a new full repairing and insuring lease at a rent based upon £25.95 per sq ft.

Alternatively, a fully inclusive rental based upon £35.00 per sq ft to include all power, lighting, heating and air conditioning but exclusive of Business Rates.

RENT

£25.95 per sq ft

RATES

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

To be confirmed on a floor by floor basis.

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

LEGAL COSTS

The incoming 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 TBC.

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL