

VDBM

Chartered Surveyors

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**MASTERS HOUSE, 1 MARLBOROUGH HILL, HARROW,
HA1 1UX**

MODERN OFFICES

NEW FLEXIBLE LEASES

AVAILABLE NOW

£30,000 PAX PER FLOOR

RENT £30,000

LOCATION

Located at the junction of Station Road and Marlborough Hill, adjacent to Harrow Mosque and opposite Harrow Civic Centre.

DESCRIPTION

All the suites have been fitted out to a high standard throughout which benefit from air conditioning, suspended ceilings, CAT 5 cabling and kitchen and WC facilities on each floor.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

First Floor	1,345 sq ft
Second Floor	1,345 sq ft
Third Floor	<u>1,345 sq ft</u>
Total	4,035sq ft

TERMS

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

RENT

£30,000 per floor, per annum exclusive.

RATES

To be assessed

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 D (100).

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.