

VDBM

Chartered Surveyors

01923 845222

T: 01923 845222 E: property@vdbm.co.uk W: www.vdbm.co.uk



3 HOBBS HOUSE, HARROVIAN BUSINESS VILLAGE,
HARROW, HA1 3EX

£24,500 per annum exclusive

ATTRACTIVE OFFICE TO LET

980 SQ FT

OWN WC

2 PARKING SPACES

AVAILABLE IMMEDIATELY

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

Modernised office space with updated suspended ceilings, lighting and flooring. Currently configured as open plan office plus 2 individual offices

ACCOMMODATION

The approximate net internal floor areas are as follows:-

First Floor Office	980 sq ft
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TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed with a mutual break clause at 2.5 years.

RENT

£24,500 per annum exclusive.

SERVICE CHARGE

Variable service charge to cover heating, electricity, water, refuse and cleaning of common parts c. £6,860 per annum plus VAT.

RATES

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

Rateable value £14,500

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

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request.

VIEWING

Strictly by appointment through VDBM on 01923 845222.