

# VDBM

Chartered Surveyors

01923 845222

T: 01923 845222 E: [property@vdbm.co.uk](mailto:property@vdbm.co.uk) W: [www.vdbm.co.uk](http://www.vdbm.co.uk)



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

**GRADE A OFFICES TO LET**

**EXCELLENT LOCATION**

**AVAILABLE NOW**

**1,110 SQ FT WITH PARKING**

**£33,000 PER ANNUM EXCLUSIVE**

## 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 1,080 sq ft (102.2 sq m).

The property has the use of excellent 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.

## RATES

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

Rateable value £11,750

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 VDBM on 01923 845222.

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.