

## 5 JARDINE HOUSE, HARROVIAN BUSINESS VILLAGE BESSBOROUGH ROAD HARROW HA1 3EX



- **FREEHOLD OFFICE**
- **2,864 SQ FT**
- **7 PARKING SPACES**
- **OIRO £1.35M EXCL**
- **MAY LET**

VDBM

Chartered Surveyors

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### LOCATION

Situated in the popular Harrobian 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.

7 parking spaces.

### ACCOMMODATION

Ground Floor	1,025 sq ft
First Floor	938 sq ft
Second Floor	<u>901 sq ft</u>
Total	2,864sq ft

### PRICE

Offers in the region of £1.35M plus VAT for the Freehold with vacant possession.

Our clients may be able to sell the asset as an SPV to reduce stamp duty for the buyer.

### RENT

Our clients would consider letting on a new full repairing and insuring lease at a rent of £70,000 per annum exclusive.

### RATES

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

Rateable Value £36,000  
Rates Payable £17,964

Interested parties are advised to make their own enquiries

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

### EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (57).

### 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.