

# FOR SALE/TO LET - OFFICE



**5 Jardine House, Harrovia Business Village, Bessborough Road,  
Harrow, HA1 3EX**

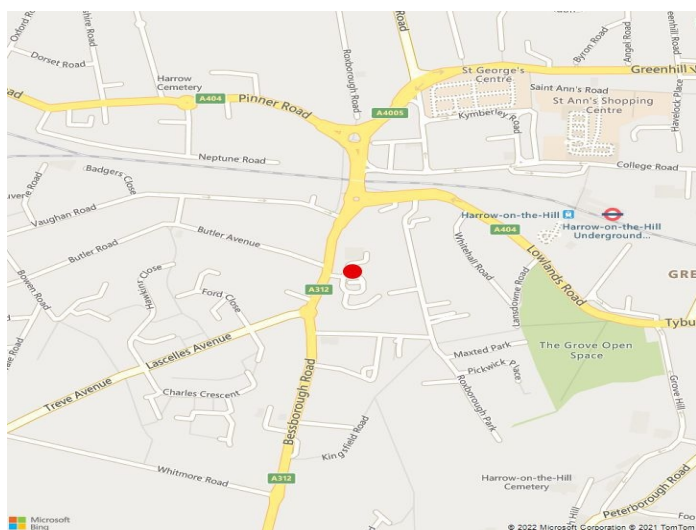
2,864 Sq Ft (266 sq m)

OIRO £1,350,000/£70,000 pax

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

## 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.

7 parking spaces.



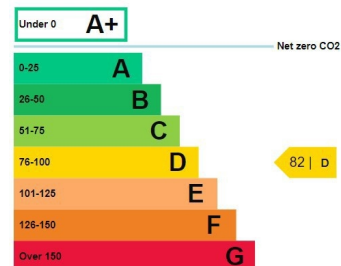
## Accommodation

| Accommodation     | sq ft        | sq m          |
|-------------------|--------------|---------------|
| Ground Floor      | 1,025        | 95.22         |
| First Floor       | 938          | 87.14         |
| Second Floor      | 901          | 83.7          |
| <b>Total Area</b> | <b>2,864</b> | <b>266.06</b> |

## EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of D (82).

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Price/Rent

£1,350,000 Offers in the region of £70,000 per annum exclusive

## Terms

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

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

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

## Business Rates

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

Rateable Value: £38,250

Rates Payable : £19,086 (2024/2025)

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

## Viewings

Strictly by appointment through VDBM on 01923 845222.

## DISCLAIMER

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 any part of any offer or contract.