

# TO LET - OFFICE

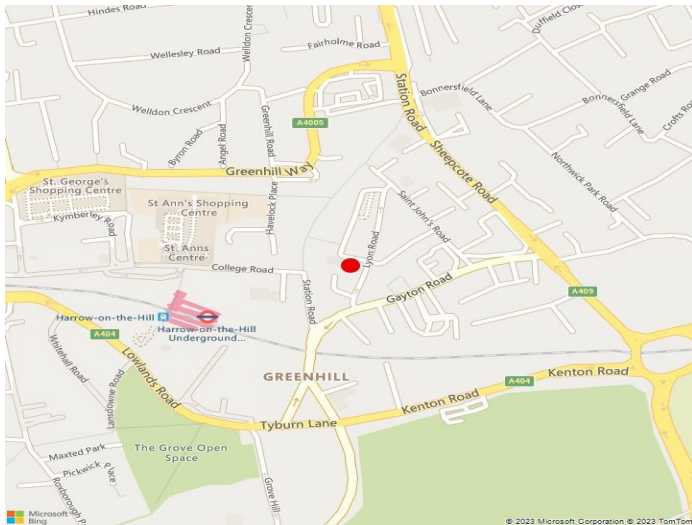


**Congress House, Suite 2B, 4th Floor, 14 Lyon Road, Harrow HA1 2EN**  
962 Sq Ft (89.37 Sq M) £15.00 per sq ft per annum exclusive

**TOWN CENTRE OFFICES TO LET WITH PARKING**

## Location

The property is situated in Harrow Town Centre in an established office location. Harrow on the Hill Metropolitan and Chiltern Line Station is within a few minutes' walk as are the multiple shopping facilities.



## Description

Congress House has an attractive entrance with manned reception. Two lifts serve the upper parts.

Other suites are available from 175 sq ft - 1,585 sq ft.



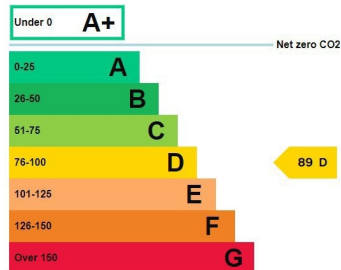
## Accommodation

Accommodation	sq ft	sq m	Rent
Suite 2B, 4th Floor	962	89.37	£14,430
Total Area	962	89.37	

## EPC

Energy performance certificates (EPC) are available upon request. The property has an energy rating of D (89).

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Rent

£15.00 per sq ft per annum exclusive

## Terms

New lease's - Terms to be agreed. Landlord has a rolling break on or after 28th February 2027 giving six month's notice.

## Service Charge

To be advised.

## Legal Costs

The ingoing tenant will be required to pay a deposit towards the landlord's legal costs but this will be refunded upon completion of the lease.

## Business Rates

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

Rateable Value: £13,750

Rates Payable : £6,861 (2024/2025)

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

## Viewings

Strictly by appointment through VDBM.  
steve.keenan@vdbm.co.uk 01923 845226  
toby.woodward@vdbm.co.uk 01923 845221

## 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.