

TO LET - OFFICE



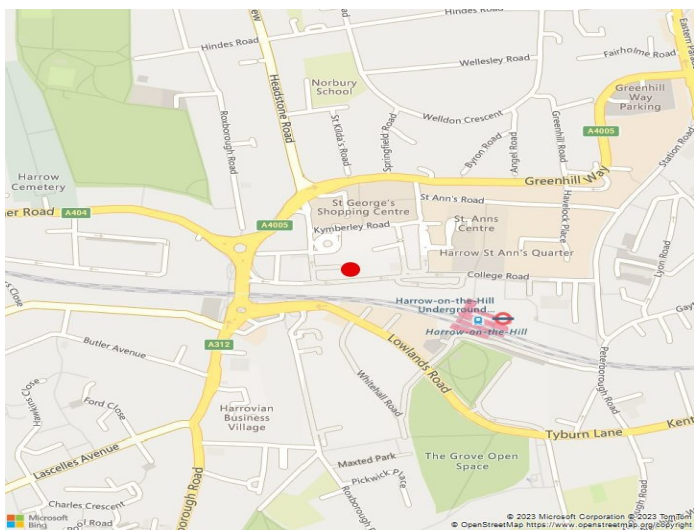
104 College Road, Harrow HA1 1BQ
1,250 - 4,250 Sq Ft (116.12 - 394.82 Sq M)

£25.00 per sq ft per annum exclusive

- OFFICE SUITES TO LET IN HARROW TOWN CENTRE
- FLEXIBLE LEASES

Location

Situated in Harrow Town Centre, located less than one minutes walk from Harrow-on-the-Hill Bus and Train Station (Metropolitan Line).



Description

Brand new office suites benefitting from heating, suspended ceilings with recessed lighting, wood flooring, perimeter trunking throughout. The premises are suitable for A2 or B1 use subject to any consents that may be necessary.

Accommodation

Accommodation	sq ft	sq m
3rd Floor Rear Suite	1,250	116.12
4th Floor Front Suite	1,750	162.57
4th Floor Rear Suite	1,250	116.12
Total Area	4,250	394.82

EPC

An energy performance certificate (EPC) is available upon request.

Rent

£25.00 per sq ft per annum exclusive

Terms

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

Legal Costs

Each party to bear their own legal costs.

Business Rates

To be assessed.

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.