

TO LET - OFFICE



Ground Floor 2 Jardine House, Harrovia Business Village,
Bessborough Road, Harrow HA1 3EX

695 Sq Ft (64.57 Sq M)

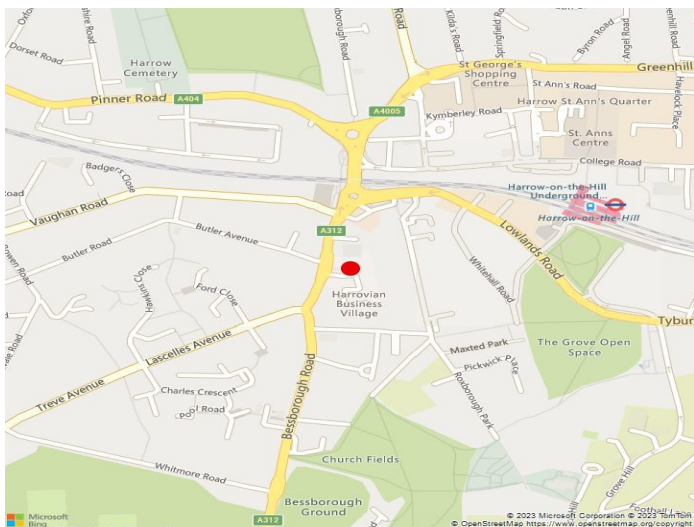
£13,950 per annum exclusive

GROUND FLOOR OFFICES TO LET

- TWO PARKING SPACES
- FLEXIBLE LEASE
- AVAILABLE IMMEDIATELY

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 with its multiple shopping and leisure facilities. The property has good access to the A40 which is about 20 minutes away.



Description

Ground floor office suite. Attractive entrance hall. The property has had replacement LED lighting fitted and blinds. It has the benefit of central heating and air cooling.



Accommodation

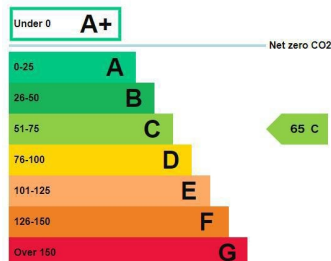
Accommodation	sq ft	sq m
Total Area	695	64.57

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (65).

Energy rating and score

This property's current energy rating is C.



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

£13,950 per annum exclusive

Terms

A new flexible 3 year full repairing and insuring lease with an 18 month break clause.

Legal Costs

Each party to bear their own legal costs.

Business Rates

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

Viewings

Strictly by appointment through VDBM.
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 part of any offer or contract.