

FOR SALE - INVESTMENT



Unit 2 Carmine Court, 202 Imperial Drive, Harrow HA2 7HG

2,489 Sq Ft (231.23 Sq M)

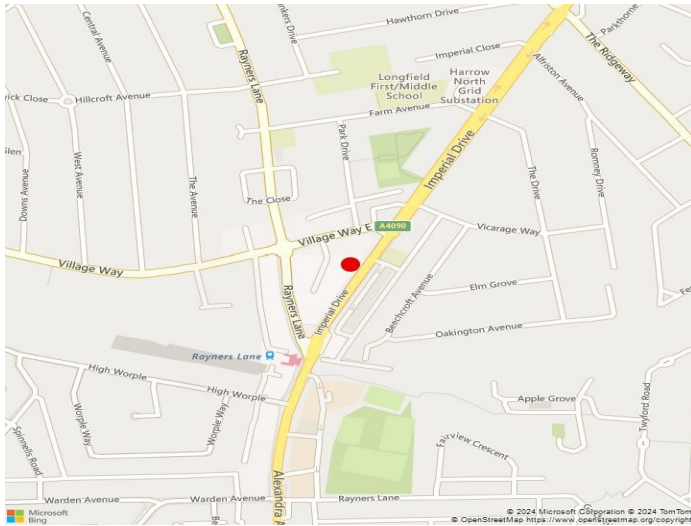
Guide price £1,200,000

RARE INVESTMENT OPPORTUNITY

- 7 CAR PARKING SPACES
- 999 YEAR LEASE
- AIR CONDITIONING
- 386 SQ FT STORAGE ROOM

Location

Carmine Court benefits from an excellent location in the Rayners Lane area. Rayners Lane is an affluent suburb in the London Borough of Harrow sitting 12 miles north west of Central London. The area enjoys great transport links. Rayners Lane tube station is just a 5 minute walk from Carmine Court (Metropolitan & Piccadilly Line) which provides a fast train service to the City and West End. The A40/M40 are also within easy reach.



Description

Unit 2 Carmine Court comprises 2,489 sq ft of office space and is finished to a high standard offering a variety of open plan office space along with 2 additional meeting rooms, an open plan reception area and a fully fitted server room. There is a large eat-in kitchen plus male and female WCs.



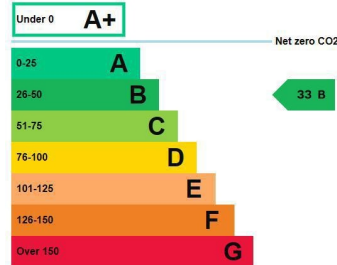
Accommodation

Accommodation	sq ft	sq m	Rent
Total Area	2,489	231.23	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of B (33).

This property's energy rating is B.



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.

Price

£1,200,000 Guide price

Terms

A 999 year lease. A return of approximately £48,000 per annum for the next 10 years with a 5 year break clause.

Business Rates

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

Rateable Value: £26,750

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 any part of any offer or contract.