

# FOR SALE - OFFICE



Unit 3, Carmine Court, 202 Imperial Drive, Harrow HA2 7HG

543 Sq Ft (50.44 Sq M)

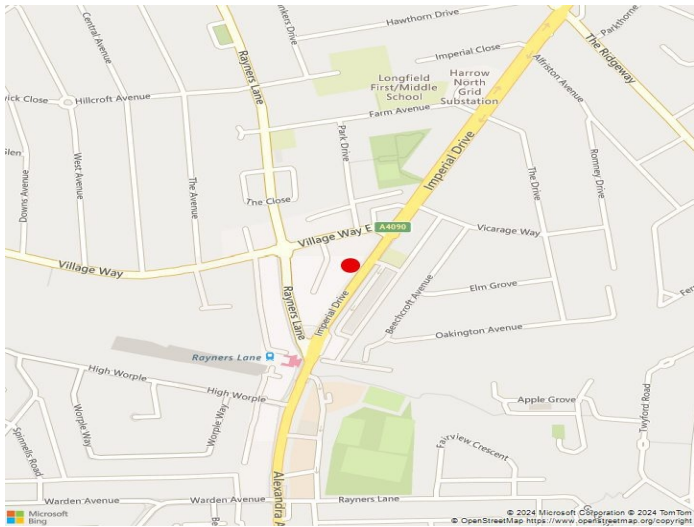
Guide price £275,000

**NEWLY BUILT SINGLE STOREY OFFICE  
BUILDING**

- 2 CAR PARKING SPACES
- AIR CONDITIONING
- CAT5 CABLING & LED LIGHTING

## Location

Unit 3 Carmine Court benefits from excellent location and public transport connections. Rayners Lane tube station is a 5 minute walk from Carmine Court (Metropolitan & Piccadilly Line) which provides a fast train service to the West End and City.



## Description

This brand new single storey office building provides an open plan office space of 543 sq ft, fitted to a high standard with air conditioning, fully fitted kitchen, WC (DDA compliant) perimeter trunking, fitted carpets, Cat5 cabling and LED lighting. 2 car parking spaces. Carmine Court sits with a secure compound with automated security gates.



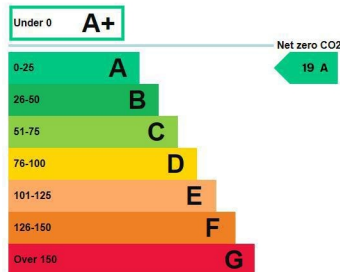
## Accommodation

Accommodation	sq ft	sq m	Rent
Total Area	543	50.44	

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of A (19).

This property's energy rating is A.



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

£275,000 Guide price

## Terms

The property is for sale for offers in excess of £275,000 based on a new 999 year lease with a peppercorn ground rent. (Price subject to VAT).

## Business Rates

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

Rateable Value: £3,200

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](mailto:steve.keenan@vdbm.co.uk) 01923 845226  
[toby.woodward@vdbm.co.uk](mailto:toby.woodward@vdbm.co.uk) 01923 845221

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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.