

# TO LET

PRIME REFURBISHED OFFICE FLOOR WITH CAR PARKING

## KINGS HOUSE

Kymerley Road, Harrow, HA1 1PT



- **1,000 - 7,500 Sq Ft (92.9 - 696.75 Sq M)**
- **Opposite Tube Station**
- **Excellent Transport Links**
- **Fully Refurbished**
- **Air Conditioning**
- **Under Floor Trunking**
- **24 Hour Security**

**For further information please contact:**

**Harrison Grinter , Chamberlain Commercial (UK) Ltd**  
Unit 10, Bradburys Court, Lyon Road, Harrow, Middx HA1 2BY  
**Phone:** 020 8429 6899.  
**Email:** [harrison@chamberlaincommercial.com](mailto:harrison@chamberlaincommercial.com)  
**Web:** [www.chamberlaincommercial.com](http://www.chamberlaincommercial.com)



**Chamberlain**  
COMMERCIAL



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#### LOCATION

Kings House is one of Harrow's most recognised office buildings, occupying a prime island site, directly opposite Harrow-on-the-Hill Tube station. There is a 20 minute Met Line fast link to Central London and easy access to all of Harrow Town Centres multiple amenities, 2 covered shopping centres, Vue cinema, banks and lots of restaurants and bars.

#### DESCRIPTION

Kings House is a modern office building which currently has a ready made space available from 1,000sq ft to 7,500 sq ft. The offices are arranged to provide open plan workspace, together with meeting rooms and a large kitchen/breakout area. The building has an attractive reception with 24 hour concierge security and 3 high speed passenger lifts. The 3rd floor is fully refurbished with full air conditioning and under-floor trunking. There is also the benefit of generous parking.

#### TERMS

Available by way of a new Full Repairing and Insuring lease for a term to be negotiated. Rental and service charge upon application.

#### BUSINESS RATES

Business rates payable for 2020 are approximately £7.60 per sq.ft.

#### LEGAL COSTS

Each party will be responsible for their own legal fees.

#### VIEWINGS

Strictly by prior arrangement. The building has 24 hour security and all viewings must be pre-arranged and accompanied by Chamberlain Commercial. Contact Harrison Grinter 0208 429 6899/07889 673784.



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