

TO LET

LOW COST OFFICE BUILDING IN BASIC CONDITION

BRIDGE HOUSE

25-27 The Bridge, Harrow, HA3 5AB



- 966 Sq Ft (89.74 Sq M)
- Rent Free Period Available
- Tenant Incentives
- Opposite Major Hub Station
- New Lease Available
- Alternative Uses Considered

For further information please contact:

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Chamberlain
COMMERCIAL

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LOCATION

The property enjoys a great location situated directly opposite Harrow & Wealdstone Station (Mainline and Bakerloo Line) which offers a fast train service to Central London (Euston) within 15 minutes. There are also several bus routes to Central Harrow.

Wealdstone is currently enjoying a programme of regeneration. The former Kodak site is being developed and will provide over 2000 new homes, a new school, shopping and commercial space, linked to Wealdstone High Street by a new bridge. Harrow Council are relocating into Wealdstone and will soon be developing the Peel Road car park into a new town hall.

DESCRIPTION

A self contained office building arranged over ground and first floor and comprising 4 rooms plus male and female wc's providing a total of 966 sq ft. The property is in a basic un-refurbished condition and requires updating internally. The condition is reflected in the rent and a rent free period is available for a tenants improvement works.

TERMS

Available by way of a new Full Repairing & Insuring Lease for a term to be negotiated.

BUSINESS RATES

The property has a rateable value of £11,000 and is currently eligible for 100% small business relief. Occupiers with no other commercial premises will pay no business rates.

LEGAL COSTS

Each party to bear their own legal costs.

PLANNING

The property has an E class planning use and can be occupied as offices, medical, gym, studio, retail or possibly a restaurant.

VIEWINGS

Strictly by prior appointment to be arranged via the sole agent Chamberlain Commercial. Contact Harrison Grinter 0208 429 6899/07889 673784.



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