

LYON ROAD, HARROW,
GREATER LONDON,
HA1 2BU

MASTERS
COURT

**SUBSTANTIAL COMMERCIAL
UNIT TO PURCHASE IN THIS
NEWLY BUILT CENTRAL HARROW
LANDMARK DEVELOPMENT**

**FINAL UNIT
AVAILABLE**

2,364sq.ft [219.6sq.m.]

SUMMARY

Masters Court is suitable for offices, medical, education, gym, restaurant or retail spaces (use Class E), and is part of the new 30,000sq.ft. (2,786sq.m.) landmark Lyon Square development creating a focal point and new town square in central Harrow alongside new luxury residential apartments.

The surrounding area has major current and medium term regeneration, including over 2,000 residential units, a new Town Hall, schools and leisure centre.

Each unit is offered on a new 999 year lease (virtual freehold).



- Masters Court is a new build commercial development in a prime Town Centre location in the London Borough of Harrow.

- Final unit available - 2,364sq.ft [219.6sq.m.]

- Each unit is 2 storeys with street level access.

- Available as Shell & Core or with a developer's fit-out package (at additional cost).



Similar unit showing Cat A fit out










Masters Court is located in the Town Centre of the London Borough of Harrow, approximately 14 miles North West of Central London and 4 miles from Wembley Stadium.

Forming part of the Lyon Square landmark development, it is adjacent to the main retail shopping area with its major high street chain shops, department store, restaurants and is just 3 minutes walk from Harrow on the Hill Station. There are public car parks and zoned parking next to Masters Court as well as public green spaces.

Accessible travel links include Harrow on the Hill Station - TFL Zone 5; Metropolitan Line (Baker Street 20 mins) and Chiltern Line (Marylebone 16 mins), Harrow & Wealdstone Mainline Station (Euston 20 mins) and Bakerloo Line (Willesden Junction 15 mins). By car, Heathrow Airport is located 11 miles away and there is easy access to major routes, including the A40/M40, M25 and M1 motorways.

EXCELLENT TRANSPORT LINKS

-  **By Rail** - Harrow on the Hill
- Marylebone**  16mins
 - Baker Street**  20mins
 - Kings Cross**  25mins
 - Bond Street (via Jubilee)**  29mins

-  **By Road**
- Heathrow**  33mins
 - M1 J1**  18mins
 - M40 J1A**  20mins
 - M25 J16**  22mins
 - A40**  17mins
 - North Circular Rd**  14mins



SITUATION

With its excellent travel connections and major residential surrounds, Harrow is a significant North West London retail and business centre with many businesses based in and around the town centre. Its large destination retail area and commercial hub features two covered shopping centres (St. Anns and St. Georges) with a wide range of major retail chains, a Vue multiscreen cinema and a large Morrisons supermarket. As a commercial hub, all the major banks have a high street presence in Harrow and there are several, established restaurants, coffee shops and bars.

The commercial units at Masters Court form part of a Master Plan scheme that includes a new Town Square with kiosk restaurants, a new Premier Inn Hotel and a further 350 residential apartments.





MASTERS COURT UNITS AVAILABLE

UNIT 1

TOTAL: 2,919sq.ft. [271.1sq.m.]

Ground Floor: 1,137sq.ft. [105.6sq.m.]

1st Floor: 1,782sq.ft. [165.5sq.m.]

UNIT 2

TOTAL: 2,466sq.ft. [229.2sq.m.]

Ground Floor: 1,358sq.ft. [125.2sq.m.]

1st Floor: 1,108sq.ft. [103.0sq.m.]

UNIT 3

TOTAL: 2,364sq.ft. [219.6sq.m.]

Ground Floor: 1,182sq.ft. [109.8sq.m.]

1st Floor: 1,182sq.ft. [109.8sq.m.]

UNIT 4

TOTAL: 2,377sq.ft. [220.9sq.m.]

Ground Floor: 1,105sq.ft. [102.8sq.m.]

1st Floor: 1,271sq.ft. [118.1sq.m.]

UNIT 5

TOTAL: 2,704sq.ft. [251.3sq.m.]

Ground Floor: 1,303sq.ft. [121.2sq.m.]

1st Floor: 1,400sq.ft. [130.1sq.m.]

UNIT 6

TOTAL: 2,578sq.ft. [239.5sq.m.]

Ground Floor: 1,240sq.ft. [115.2sq.m.]

1st Floor: 1,338sq.ft. [124.3sq.m.]

Newly constructed, Masters Court consists of six commercial space units.

Unit 3 is the final unit available and is located in Lyon Road. The unit has street level access.

Units consists of a ground floor and double aspect first floor, benefitting from full height glazing, giving lots of natural light.

Each unit is offered as Shell & Core condition. Optional developer's fit-out packages are available at additional costs.

Price available on application and subject to VAT.

Each unit is offered to purchase on a new 999 year lease (virtual freehold).

UNIT 3

Masters Court is part of the new landmark Lyon Square development creating a focal point and new town square in central Harrow alongside new, luxury residential units.

The surrounding area has major current and medium term regeneration, including over 2,000 residential units, a new Town Hall, schools and leisure centre.

Units are available to purchase on a new 999 year lease (virtual freehold) either as Shell & Core or with optional developer's fit-out packages at additional costs.

Suitable for offices, medical, wellbeing, education, gym, restaurant or retail spaces (class E use).



Ground Floor



Ground Floor



First Floor

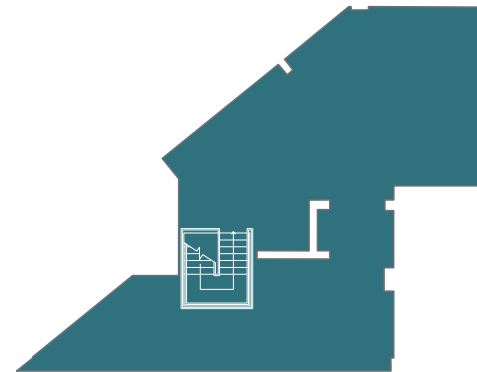
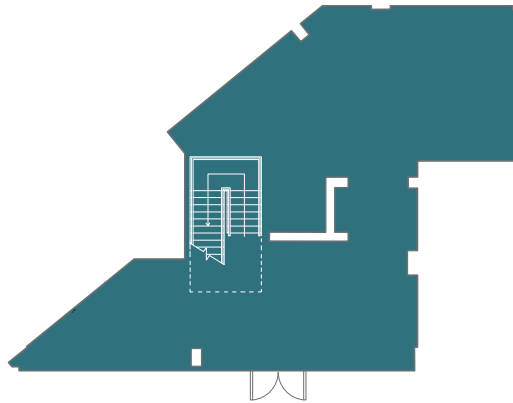
UNIT 3

2 Storey Unit

FEATURES:

- + Street level access
- + Full height glazed frontage
- + Ground floor internal height 4.4m
- + Excellent natural light
- + First floor double aspect, full height glazing

Available to purchase on a new 999 year lease (virtual freehold).
Price upon application



TOTAL: 2,364sq.ft [219.6sq.m.]

Ground Floor: 1,182sq.ft [109.8sq.m.]

1st Floor: 1,182sq.ft [109.8sq.m.]

SITE PLAN



Similar unit Cat A fit out

The units at Masters Court are offered in Shell and Core condition, but are available with additional fit out options. Costs and specifications are available on request.

SHELL AND CORE:

The perfect opportunity to have your design and build contractors completely fit-out the interior to your own specifications.

SHELL AND FLOOR:

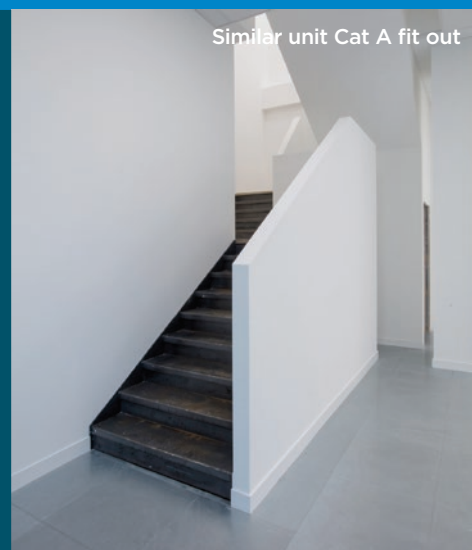
Includes a raised access floor system on a new steel pedestal understructure.



Similar unit Cat A fit out

CAT A FIT OUT INCLUDES:

- Painted finish, drylined walls and internal pillars with surface mounted skirting to ground and first floors.
- Suspended ceilings on both floors
- Integrated LED panel lights to ceilings
- PIR light sensors throughout
- Raised access floor system on a new steel pedestal understructure
- Combined air conditioning/heating units to ground and first floor
- Electrical installation of 3 floor boxes to each floor (expandable for CAT B works)
- Armoured cable connected power track within floor void
- 3 phase / 12 way electrical fuse board
- Electrical testing and certification
- Capped water and waste services (ready for CAT B works)



Similar unit Cat A fit out

CAT A FIT OUT

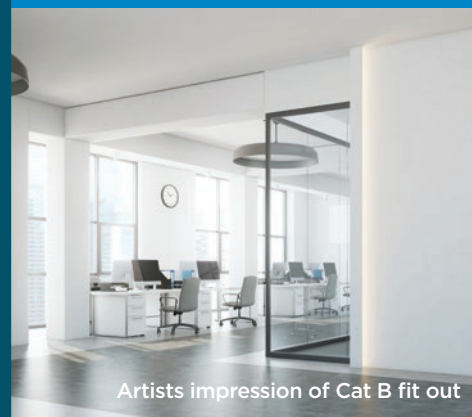
Providing a basic level of finish including raised floors, suspended ceilings and internal surfaces, along with basic mechanical and electrical services. (see inlay panel for more details).

CUSTOM FIT OUT (CAT B)

A tailor-made solution that will be completely unique to you and your business, combining style and creativity with application and substance and delivering a bespoke, turnkey solution ready for your business to move in to.



Similar unit Cat A fit out



Artists impression of Cat B fit out



TENURE:

Each individual unit is available to purchase as a whole on a new 999 year lease (virtual freehold). Multiple units may be available on request.

PURCHASE PRICE

Purchase price available on request. All prices are subject to VAT.

FIT-OUT OPTION:

Units are provided as shell and core condition. A developers fit-out package is available at additional cost.

BUSINESS RATES:

Interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

PLANNING:

The units can be used for offices, medical, class D1 education, gym, restaurant or retail spaces. Other uses may be possible, subject to planning. Interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

SERVICE CHARGE:

To be assessed.

FLOOR AREAS:

Quoted floor areas are gross internal. Staircases are indicative for illustration purposes.

LEGAL COSTS:

Each party responsible for their own legal costs.

VIEWING:

Strictly by prior appointment via sole agents
Chamberlain Commercial

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**FOR FURTHER INFORMATION
AND TO ARRANGE A
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