

# FOR SALE

STUNNING FULLY FITTED GROUND FLOOR OFFICE SUITE

## BRADBURYS COURT

Lyon Road, Harrow, HA1 2BY



- **1,227 Sq Ft (113.99 Sq M)**
- **Fully Fitted in 2021**
- **Ready to Occupy**
- **Air Conditioned**
- **Prime Central Harrow Location**
- **Brand New Building**
- **Ground Floor Suite**

**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

# FOR SALE

## STUNNING FULLY FITTED GROUND FLOOR OFFICE SUITE

### BRADBURY'S COURT

Lyon Road, Harrow, HA1 2BY

#### LOCATION

Bradburys Court is located in Lyon Road in the heart of Harrow Town Centre. It is within a short walk of Harrow-on-the-Hill station (Metropolitan and Mainline) and is close to all of Central Harrow's shopping and leisure facilities.

#### DESCRIPTION

Bradburys Court forms part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq. ft of commercial space. Bradburys Court is an 8 storey office building with floor to ceiling windows and panoramic views.

Unit 2 is located on the ground floor and provides fully self-contained offices of 1,227 sq ft. These high quality offices are recently refurbished, fully air conditioned with access raised floors and LED lighting. There are male and female WCs, and fitted kitchen. The building has 24 hour access, CCTV and security controlled access.

#### TERMS

The property is for sale on a virtual freehold basis (999 year head lease).

The asking price is £750,000 plus vat (Seven Hundred and Fifty Thousand Pounds plus vat)

#### ENERGY RATING

An EPC is available upon request.

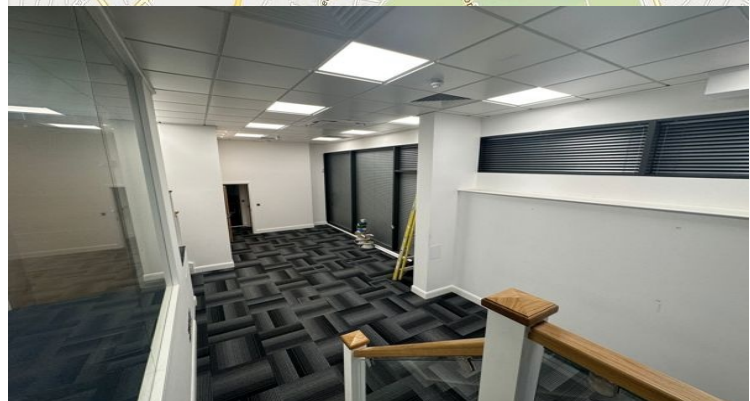
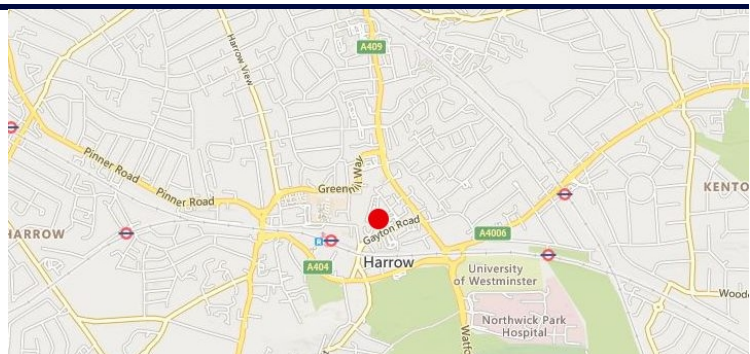
#### BUSINESS RATES

2021/2022 London Borough of Harrow rates payable - £6,746.

#### VIEWINGS

Strictly by prior appointment via letting agents Chamberlain Commercial.

Contact Harrison Grinter or Alex Seco on 0208 429 6899.



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