

**A UNIQUE OPPORTUNITY TO
PURCHASE THIS PREMIUM, NEWLY
BUILT, GROUND FLOOR OFFICE
SUITE IN A CENTRAL HARROW
LANDMARK DEVELOPMENT**

**UNIT 2
BRADBURY'S
COURT**

LYON ROAD, HARROW,
GREATER LONDON,
HA1 2BY

FOR SALE

- 1,227SQ.FT. (113.99SQ.M.)
- Ground Floor
- High Spec' Fully Fitted
- Ready to Occupy
- Air Conditioned
- Virtual Freehold



SUMMARY

Completed in 2019, Bradburys Court is a modern, 9 storey, commercial office development in a prime Town Centre location in the London Borough of Harrow.

Unit 2 is located on the Ground Floor with access via the main entrance of the building. The office suite has been fitted out to a high standard with 1,227sq.ft (113.99sq.m.) of split level office space including meeting room, kitchen and WCs

- Ground floor location fronting Lyon Road
- 1,227sq.ft (113.99sq.m)
- High specification fit out

Bradburys Court is part of the new landmark Lyon Square development - creating a focal point and new town square in central Harrow alongside a further 2,787sq.M (30,000sq. ft) of newly built retail, restaurant and commercial space.

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

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

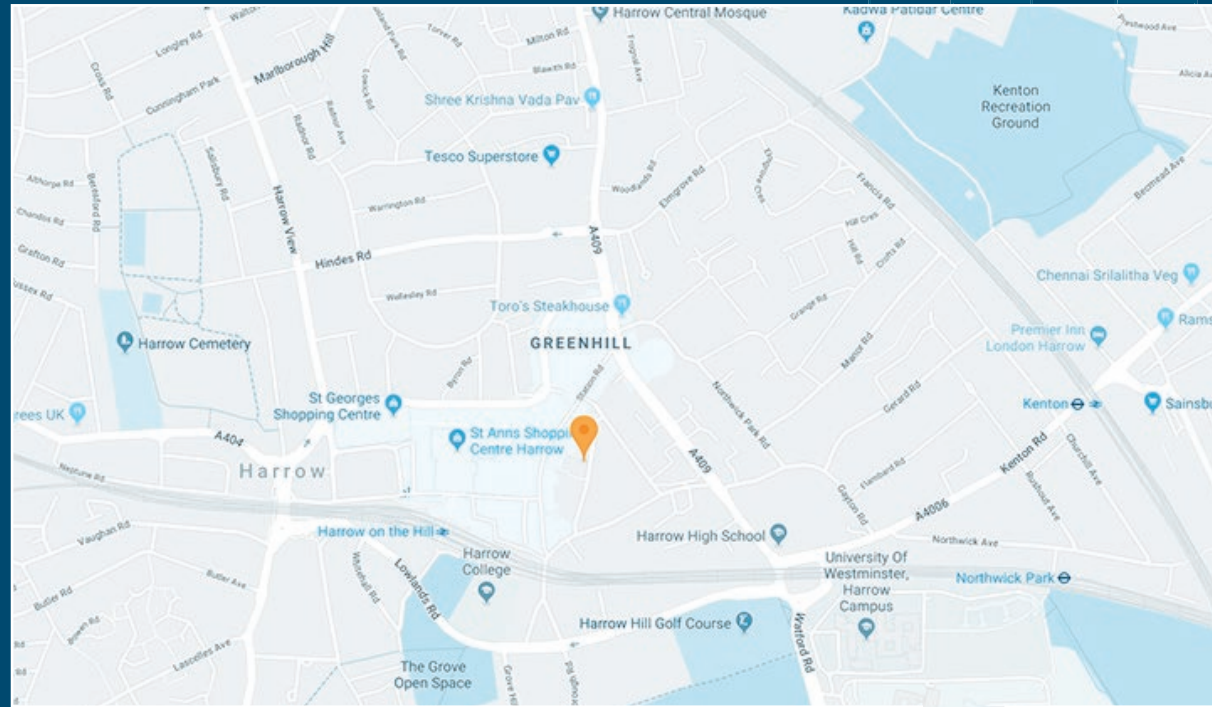


LOCATION

Bradburys 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 new landmark Lyon Square development in central Harrow, it is adjacent to the main retail shopping area with its major high street chain shops, department store, bars and restaurants and just 3 minutes walk from Harrow on the Hill Station. There are public car parks and zoned parking next to Bradbury 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 the A40/M40, M25 and M1 motorways.



CONNECTIVITY

Only three minutes from Harrow on the Hill Station, Bradburys Court is accessible to various key locations



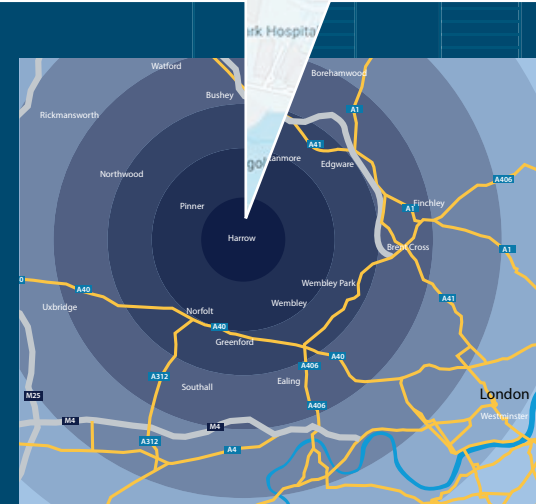
By Road

- Heathrow** 33mins
- M1 J1** 18mins
- M40 J1A** 28mins
- M25 J16** 28mins
- A40** 17mins
- North Circular Rd** 14mins



By Rail - Harrow on the Hill

- Marylebone** 16mins
- Baker Street** 20mins
- Kings Cross** 25mins
- Bond Street (via Jubilee)** 29mins



SITUATION

With its excellent travel connections and major residential surrounds, Harrow is a key North West London business centre with many businesses based in and around the town centre.

Harrow's large destination retail area and commercial hub features two covered shopping centres (St. Anns and St. Georges), a Marks & Spencer department and food store, a Vue multiscreen cinema and a large Morrisons supermarket in addition to a wide range of major retailers. As a commercial hub, all of the major banks have a high street presence in Harrow and there are numerous, established restaurant chains, coffee shops and bars.

The commercial office space at Bradburys Court is 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.



DESCRIPTION

Recently constructed, Bradburys Court features 9 storeys of purpose built office space. Unit 2 occupies the Ground Floor and provides fully self-contained offices.

The main Lyon Road entrance to the building offers access to a common reception area. Unit 2 features 24hour access, CCTV and security controlled, independent access through the reception area.

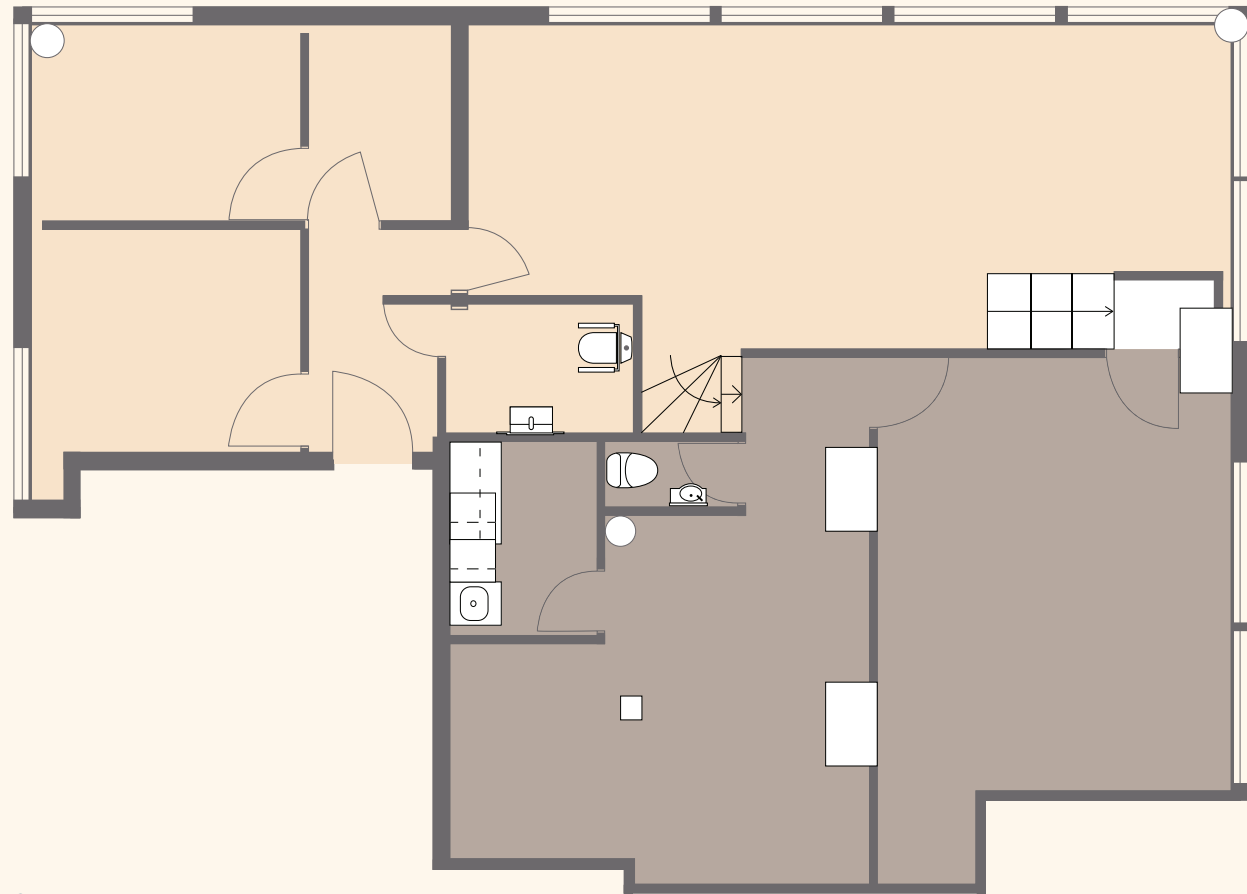
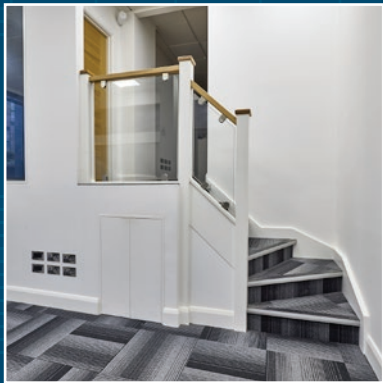
The Ground Floor benefits from a split level layout featuring full length glazing, giving lots of natural light. These high quality offices were recently fitted out to a high standard, including:

- Access raised floors
- LED lighting
- Fully air conditioned
- Electrics and CAT5 cabling
- 2 x WCs
- Fitted kitchen
- Ready to occupy

Basement bike storage is available and season ticket parking is available locally.



LAYOUT



FLOOR PLAN



PROPOSAL & TENURE

TENURE:

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

TERMS

The asking price is £710,000 plus vat (Seven Hundred and Ten Thousand Pounds plus vat).

ENERGY RATING

An EPC is available upon request.

BUSINESS RATES:

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

SERVICE CHARGE:

To be advised.

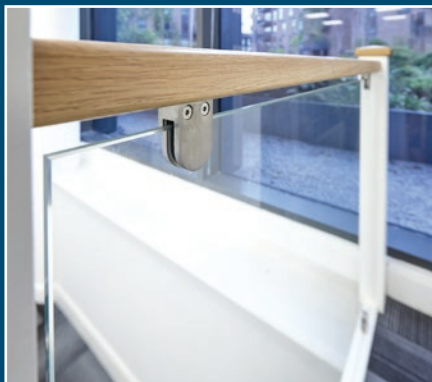
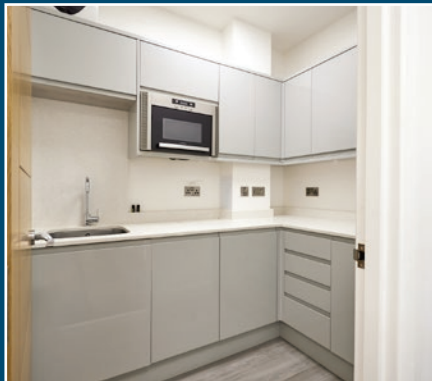
LEGAL COSTS:

Each party responsible for their own legal costs.

VIEWING:

Strictly by prior appointment via Chamberlain Commercial.

T: 0208 429 6899





Chamberlain
COMMERCIAL

**FOR FURTHER INFORMATION
PLEASE CONTACT:**

Harrison Grinter

M 07889 673784

E harrison@chamberlaincommercial.com

Alex Seco

M 07708 172710

E alex@chamberlaincommercial.com

T 020 8429 6899

W www.chamberlaincommercial.com

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