

# TO LET

## GROUND FLOOR FULLY SELF CONTAINED OFFICE

**UNIT 1 ARTISAN PLACE** 23 Ladysmith Road, Harrow HA3 5FE



### Features

- 1,480 Sq Ft (137.49 Sq M)
- On Application
- Contemporary Fit-Out
- Mix of Open Plan and Meeting Rooms
- Access To Communal Garden
- Air Conditioned
- Raised Access Floor

### Summary

**A self-contained, open plan office situated in a mixed use development. The office is 1,480 sq. ft. and has a stylish modern fit out containing meeting rooms and fully fitted kitchen.**

**The office is available to rent on a new lease for a term to be agreed. The asking rent is £37,000 per annum.**



**Chamberlain**  
COMMERCIAL

**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** info@chamberlaincommercial.com **W** chamberlaincommercial.com

# TO LET

## GROUND FLOOR FULLY SELF CONTAINED OFFICE

**UNIT 1 ARTISAN PLACE** 23 Ladysmith Road, Harrow HA3 5FE

### Location

Artisan Place enjoys a quiet, yet convenient location in Harrow. The development is in Ladysmith Road and is within a short walking distance of Harrow & Wealdstone station. This major railway hub offers a fast train service to Central London (Euston) within 15 minutes.

### Description

Artisan Place is a mixed use development constructed in 2015 by Barratt Homes. The scheme includes a terrace of 5 commercial ground floor studio offices.

Unit 1 comprises 1,480 sq ft and has a modern fit-out with a mix of open plan offices space, glass meeting rooms and generous break-out areas. There is a fully fitted kitchen and WC. The unit also benefits from access to communal gardens. There is 1 allocated car parking space. Other benefits include full air conditioning, carpeted floors, automated LED spotlights, and UPVC double glazing.

### Tenure

Leasehold

### Terms

Available by way of a new FR&I lease for a rental of £25 per sq. ft. Length of lease to be agreed.

### Business Rates

Business rates London Borough of Harrow.

Rates Payable 2022/2023 £8,320

Interested parties are advised to make their own enquiries with the local authority.



**Chamberlain**  
COMMERCIAL

**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** info@chamberlaincommercial.com **W** chamberlaincommercial.com

# TO LET

## GROUND FLOOR FULLY SELF CONTAINED OFFICE

**UNIT 1 ARTISAN PLACE** 23 Ladysmith Road, Harrow HA3 5FE

### Planning

The property has the new use class E and is suitable for office & studio use. Further information is available from Chamberlain Commercial.

### VAT

VAT may be applicable.

### Legal Costs

Each party to bear their own costs.

### Viewing

Strictly by appointment via sole selling agents Chamberlain Commercial. Contact 0208 429 6899.



**Chamberlain**  
COMMERCIAL

**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** [info@chamberlaincommercial.com](mailto:info@chamberlaincommercial.com) **W** [chamberlaincommercial.com](http://chamberlaincommercial.com)



# TO LET

## GROUND FLOOR FULLY SELF CONTAINED OFFICE

**UNIT 1 ARTISAN PLACE** 23 Ladysmith Road, Harrow HA3 5FE



PROPERTY MISREPRESENTATION ACT Chamberlain Commercial (UK) Ltd and for the vendors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; 5. No person in the employment of Chamberlain Commercial (UK) Ltd has any authority to make or give any representations whatsoever in relation to this property or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendors; 6. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn;



**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** [info@chamberlaincommercial.com](mailto:info@chamberlaincommercial.com) **W** [chamberlaincommercial.com](http://chamberlaincommercial.com)