## **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.



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### 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

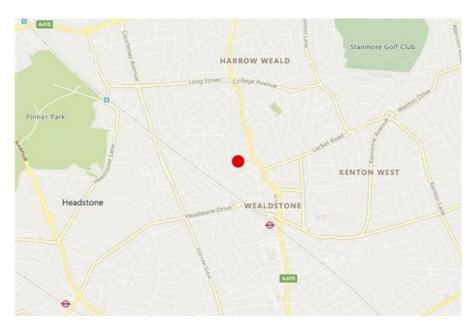
### **Terms**

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.







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## **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.





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