

# FOR SALE

ONE OF HARROW'S BEST QUALITY OFFICES AVAILABLE TO BUY WITH 5 CAR SPACES INCLUDED.

**4TH FLOOR GROVE HOUSE** 55 Lowlands Road, Harrow HA1 3AW



## Features

- 3,374 Sq Ft (313.44 Sq M)
- £2,025,000 Long Leasehold
- Next to Tube Station
- 5 Car Spaces
- Fully Fitted
- Large Kitchen
- New Lift
- Excellent Investment

## Summary

A rare opportunity to purchase high quality offices with parking in Harrow Town Centre.

4th Floor Grove House presents possibly the best office space in the Harrow ownership market and gives 3,374 sq ft with 5 car parking spaces, located adjacent to Harrow-on-the Hill Station.

The floor is fully fitted to provide bright contemporary offices with exposed services, a large kitchen break-out space with full catering facilities, Open plan workspace, glass partition meeting rooms and executive offices, together with showroom/reception space.

The property consists of the entire 4th floor of Grove House and is available to buy on a 999 year Headlease from 2005 (virtual freehold).



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**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
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## Location

Harrow is one of the strongest freehold sub-markets for office space in London, with very limited supply of quality office property and attractive rental levels which are below neighbouring areas such as Hammersmith, Ealing and Uxbridge. Office ownership in Harrow is in strong demand.

Grove House enjoys an excellent location in the Town Centre, sitting alongside Harrow-on-the-Hill Station on Lowlands Road (Mainline and Metropolitan Line) which provides a fast train service to Baker Street within 20 minutes.

The 4th floor enjoys views towards Harrow School and St Marys Church.

## Description

4th Floor Grove House was subject to a full refurbishment in 2015, which saw the floor stripped back to shell and refitted as the HQ for a media company. The offices now provide attractive and contemporary offices with full air conditioning, led lighting, and integrated cabling.

A particular feature of the floor is the generous break-out kitchen area with full catering and client entertainment facilities. The washrooms are also designed to a hotel standard. The 4th floor has quadruple aspect windows and excellent parkland and urban views.

## Tenure

Virtual Freehold

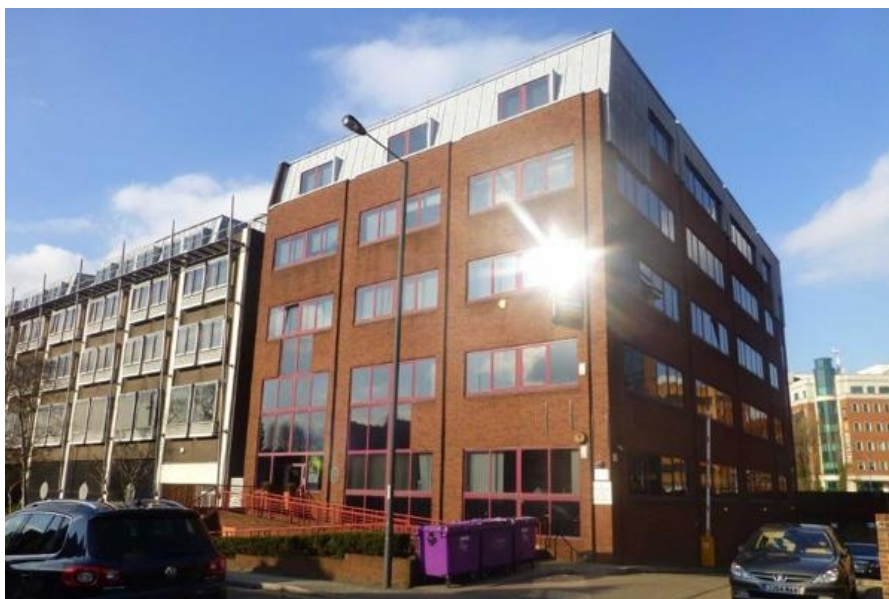
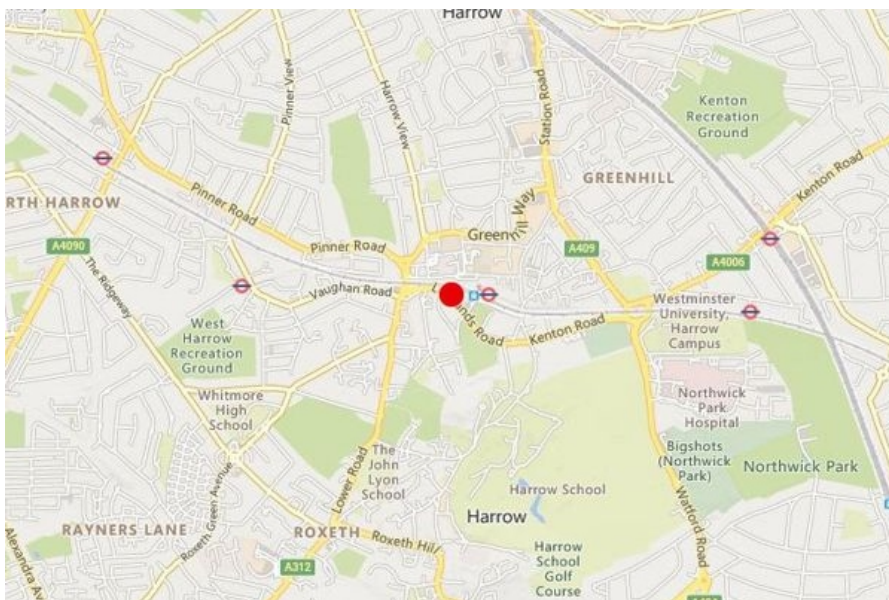
## Terms

The property is held on a virtual freehold 999 year lease from 2005. Priced at £600 per sq ft to include 5 car spaces - £2,025,000 (Two Million & Twenty Five Thousand Pounds) Plus VAT is applicable.

Additional running costs include an annual service charge of £23,000 plus vat for the common parts, building insurance, maintenance and sinking fund.

## Business Rates

London Borough of Harrow. Rateable value from April 2023 is £45,750. Rates payable for 2023/24 £22,829.



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## EPC

Energy Performance Certificate rating B

## Viewing

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

## Contact

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