

# TO LET

## A RANGE OF OFFICE UNITS IN A COURTYARD DEVELOPMENT

**58 STATION ROAD** , North Harrow, Harrow HA2 7SA



### Features

- 1,080 - 3,825 Sq Ft
- £22.00 per sq ft
- Generous Parking
- Opposite Tube Station
- Economical Rental
- Flexible Leases
- Immediately Available

### Summary

A selection of available office buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station.

We are offering a choice of 4 office units each with a generous amount of allocated car parking.

Available on new leases at rents equating to just £22 per sq ft.

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### Location

North Harrow is a North West London suburb within the London Borough of Harrow. The area has a thriving commercial district centred around North Harrow Underground Station (Metropolitan Line).

Directly opposite the station entrance is Churchill Court, which enjoys great public transport and road communications. Nearby is a 24 hour gym, Costa Coffee and numerous pubs and restaurants.

### Description

Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and 2 upper floors with secure car park.

We currently have 4 choices of offices units available.

Unit 8 (3rd Floor)	1,080 sq ft
Unit 3 Building	2,200 sq ft
Unit 11 Building	3,030 sq ft
Unit 1 Building	3,825 sq ft

The parking ratio is approx 1:440 sq ft.

### Tenure

Leasehold

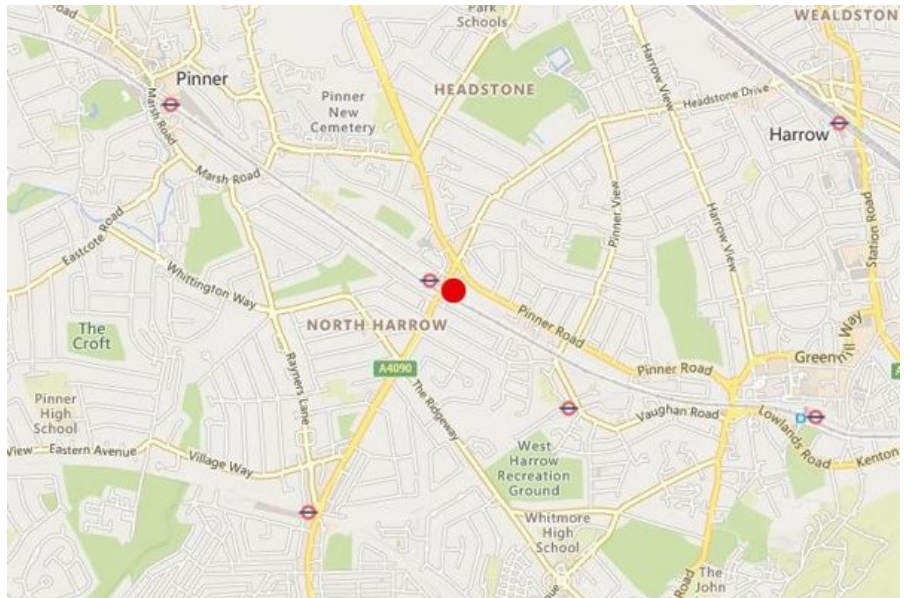
### Terms

The offices at Churchill Court are available on flexible leases. The rental is equivalent to £22 per sq ft.

The rent is exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request.

### Business Rates

Business rates vary between buildings but are typically approximately £6.30 per sq ft payable for 2023/24. London Borough of Harrow.



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### EPC

The offices typically have an Energy Performance Rating (EPC) of C Rating.

### Viewing

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

### Contact

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**Chamberlain**  
COMMERCIAL

### For further information please contact:

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