

TO LET

NEWLY REFURBISHED OFFICE SUITE IN HARROVIAN BUSINESS VILLAGE

2 WARNER HOUSE Harrovia Business Village, Bessborough Road, Harrow HA1 3EX



Features

- 400 Sq Ft (37.16 Sq M)
- £10,000 Per Annum
- Own WCs and Kitchen
- Air Conditioned
- LED Lighting
- Ground Floor Suite

Summary

Harrovia Business Village is an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park.

2 Warner House is on the main road side of the Village where the owners have just completed refurbishment works to provide a fresh, self contained ground floor office suite within the block.



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

NEWLY REFURBISHED OFFICE SUITE IN HARROVIAN BUSINESS VILLAGE

2 WARNER HOUSE Harrovian Business Village, Bessborough Road, Harrow HA1 3EX

Location

The Harrovian Business Village is located on Bessborough Road in Harrow Town Centre. The office is close to Harrow-on-the-Hill tube station (Mainline and Metropolitan Line) and all of Harrow's shopping and recreational facilities.

Description

A recently refurbished ground floor office suite with it's own WCs and kitchen, complete with air conditioning, LED lighting and fitted carpets, located within the Harrovian Business Village.

Tenure

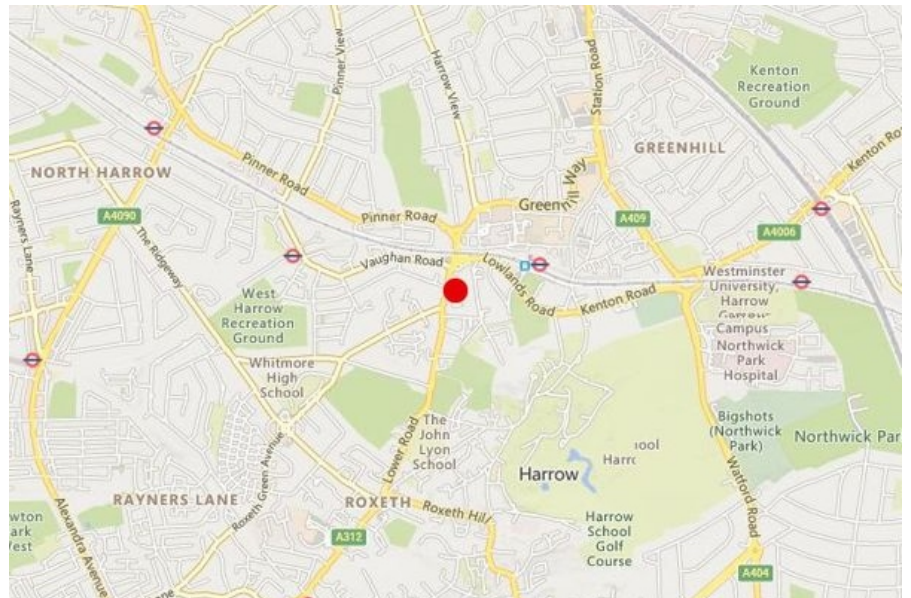
Leasehold

Terms

Available by way of a new Full Repairing and Insuring Lease. The length of the Lease is to be negotiated.

Business Rates

London Borough of Harrow
Current rateable value £6,400 (1 April 2023 to present).
This property qualifies for small business relief.



TO LET

NEWLY REFURBISHED OFFICE SUITE IN HARROVIAN BUSINESS VILLAGE

2 WARNER HOUSE Harrovian Business Village, Bessborough Road, Harrow HA1 3EX

VAT

VAT will be added to the rental.

EPC

EPC E - Copy available upon request.

Viewing

Strictly by appointment via letting agents Chamberlain Commercial 0208 429 6899.

Alex Seco

alex@chamberlaincommercial.com

Harrison Grinter

harrison@chamberlaincommercial.com

Contact

Alex Seco

alex@chamberlaincommercial.com



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

NEWLY REFURBISHED OFFICE SUITE IN HARROVIAN BUSINESS VILLAGE

2 WARNER HOUSE Harrovian Business Village, Bessborough Road, Harrow HA1 3EX



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 **W** chamberlaincommercial.com