

# TO LET

## BASIC LOW COST OFFICE SPACE IN HARROW TOWN CENTRE

**2ND FLOOR** 345 Station Road, Harrow HA1 2AA



### Features

- 1,620 Sq Ft (150.5 Sq M)
- £18,500 Per Annum
- Available immediately
- Own Kitchen & WC's
- 2 Parking Spaces
- New Lease

### Summary

**2nd Floor office suite with its own kitchen and toilets, offered in basic condition which is reflected in the low asking rent.**

**This is a value for money, budget office option which is situated close to Harrow-on-the-Hill station and easy to find within the Harrow Town Centre**



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**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.  
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### Location

Located in Central Harrow within walking distance of Harrow-on-the-Hill Station (Metropolitan and Mainline). Rail connections are considered to be excellent. Marylebone to Harrow-on-the-Hill fast service is just 15 minutes and inwards to Baker Street within 20 minutes. Harrow Town Centre has multiple facilities with 2 shopping centre's, several gyms and a broad range of restaurants and eateries. No 345 occupies a prominent position on Station Road and is ideal for an office or training company requiring easily accessible workspace for visitors.

### Description

A 2nd floor suite of offices which are arranged as a number of rooms with its own kitchen and toilets. The office rooms have good natural light, gas central heating, suspended ceilings and CAT2 lighting and perimeter trunking.

### Tenure

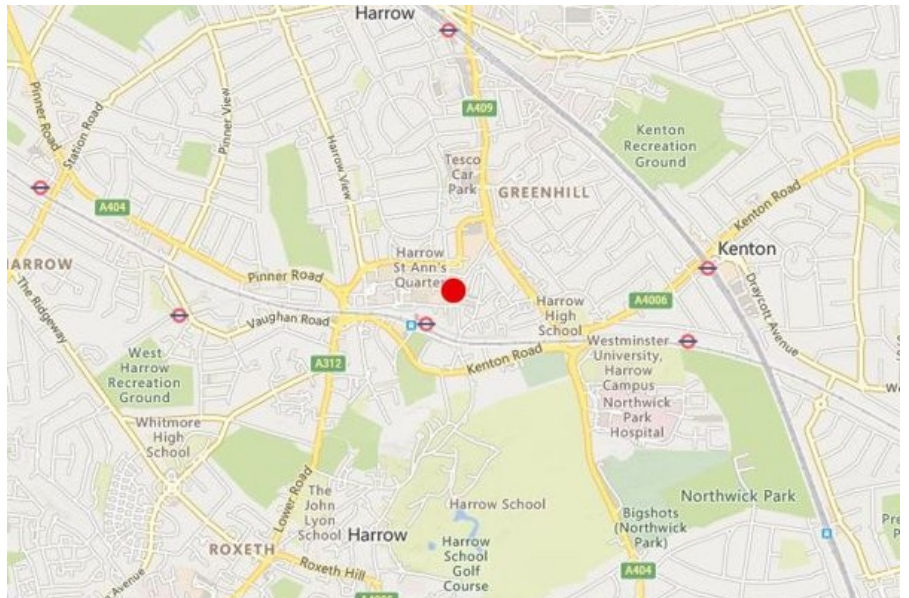
Leasehold

### Terms

Available on a new FR&I lease for a term to be agreed at an asking rent of £18,500 per annum (VAT is applicable). The rent is payable quarterly in advance and a rent deposit is required.

### Business Rates

To be confirmed.



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### EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (93)

### Legal Costs

The ingoing tenant to bear the landlord's reasonable legal costs.

### Viewing

Viewings are strictly by appointment only and can be arranged via the letting agent. Please contact 020 8429 6899.

### Contact

Harrison Grinter  
harrison@chamberlaincommercial.com

Alex Seco  
alex@chamberlaincommercial.com



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