

FOR SALE/TO LET

FULLY FITTED OFFICE SUITE READY FOR OCCUPATION

RAMA HOUSE Suite 3, 17 St. Anns Road, Harrow HA1 1JU



Features

- 1,100 Sq Ft (102.19 Sq M)
- £565,000 for the Freehold/
£27,500 Per Annum
- Air Conditioned
- Raised Floors
- Impressive Reception
- Fully Fitted
- Car parking Spaces

Summary

?This first floor office suite is located in a prime spot in Harrow Town Centre with an impressive ground floor entrance on St Anns Road, alongside M&S and Cafe Nero.

Rama House is a mixed use building accommodating high end residential apartments and luxury office suites.

Suite 3 is fitted out with a range of glass office rooms and open plan work areas. There is also some additional useful storage spaces, a large break-out kitchen space and male and female washrooms, all presented to a high standard.

These offices are an ideal base for a company which requires impressive offices for receiving visiting clients.

Available to let or for purchase on a long lease.



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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.
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Location

Rama House is located in a convenient location within the prime section of Central Harrow. The building occupies a prominent corner position at the junction of Havelock Place and St Anns Road (Harrow's pedestrian shopping area). Harrow-on-the-Hill station (Metropolitan & Mainline) is within a 5 minute walk.

Description

Rama House is a mixed-use building approached via an impressive ground floor entrance lobby. The first floor consists of 3 office suites which benefit from a shared kitchen/break-out room and male and female wc's. Suite 3 is available to lease or purchase and comprises 1,100 sq ft NIA with 2 car parking spaces. The offices have a modern internal fit-out with full glass partitioned executive rooms together with open plan workspace.

Tenure

Leasehold

Terms

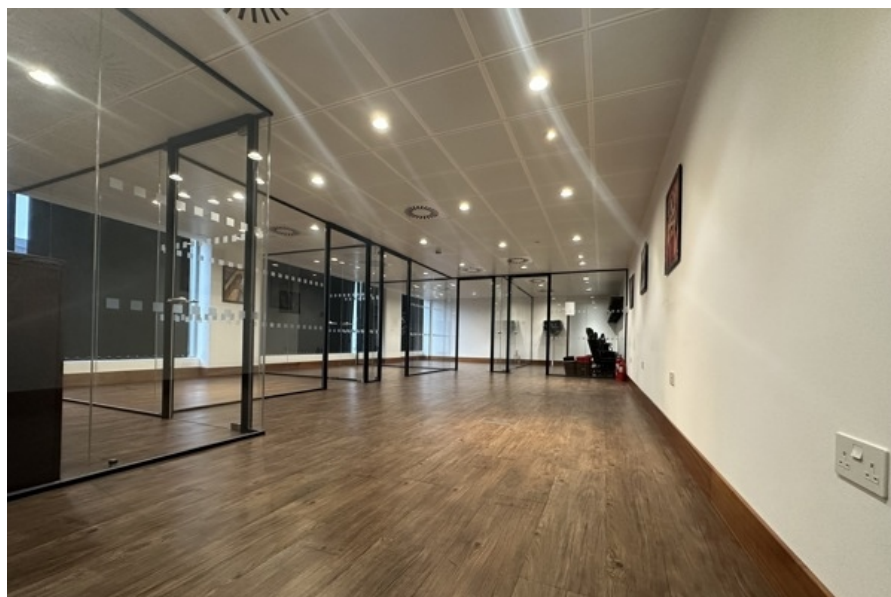
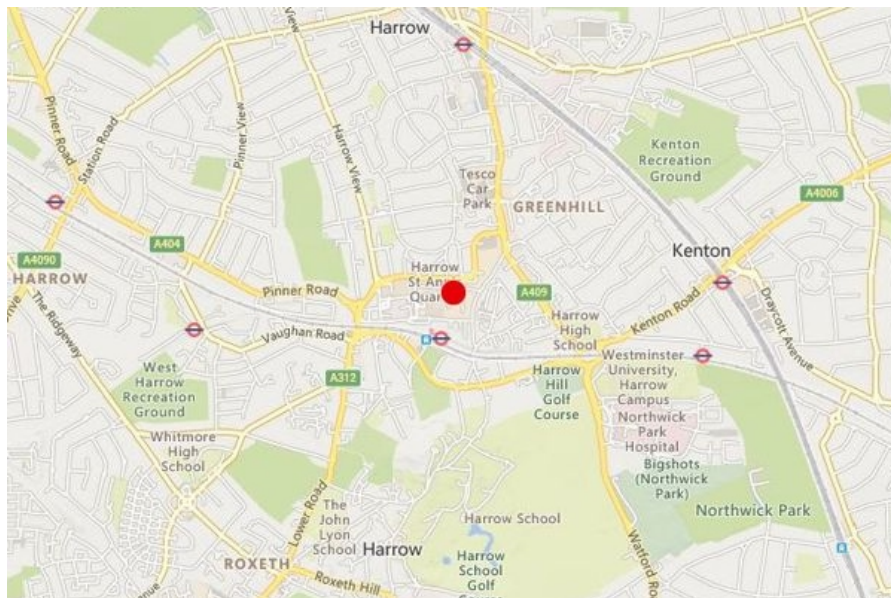
Available to rent on a flexible term. Rental upon application. Additional costs include business rates, service charge, insurance and VAT.

Alternatively the office suite could be sold by way of a 125 year headlease.

Business Rates

London Borough of Harrow. Rates payable for 2023/24 will be £1,026.

The service charge is £3,000 for 2024



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Viewing

Viewing by appointment only via sole agents Chamberlain Commercial. Contact Harrison Grinter 0208 429 6899/07889 673784.

Contact

Harrison Grinter
harrison@chamberlaincommercial.com



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