

# TO LET

## OFFICE/MEDICAL SUITE IN PRIME STANMORE LOCATION

**STANMORE TOWERS** Suite 3, 8-14 Church Road, Stanmore HA7 4AW



### Features

- 1,469 Sq Ft (136.47 Sq M)
- £34,825 Per Annum
- To be Refurbished
- 2 Allocated Car Spaces
- New Lease Available
- Close to Tube Station

### Summary

Available to Lease is Suite 3 within the popular Stanmore Towers Building, the suite is located on first floor level with large windows facing Church Road, located alongside Sainsburys and Costa Coffee and within walking distance of Stanmore Tube Station.

The suite was formerly occupied by a dental surgery and has been stripped in readiness for a new tenants fit-out. The suite comprises of 1,469 sq ft and is currently arranged completely open plan. The new occupier has an opportunity to fit out exactly as required per individual specification.



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**For further information please contact:**

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### Location

Stanmore is a popular and affluent area located approximately 14 miles North West of Central London and serviced by the Jubilee Line via Stanmore Station. This localised shopping area still accommodates a number of High Street banks together with a good mix of quality restaurants and cafes, as well as small independent shops and a major Sainsburys. Stanmore Towers sits in a prime position on Church Road, Stanmore on the traffic light junction with The Broadway.

### Description

Suite 3 is located on first floor level with large windows facing Church Road. The suite was formerly occupied by a dental surgery and has been stripped in readiness for a new tenants fit-out. The suite comprises of 1,469 sq ft and is currently arranged completely open plan. The new occupier has an opportunity to fit out exactly as required per individual specification.

### Tenure

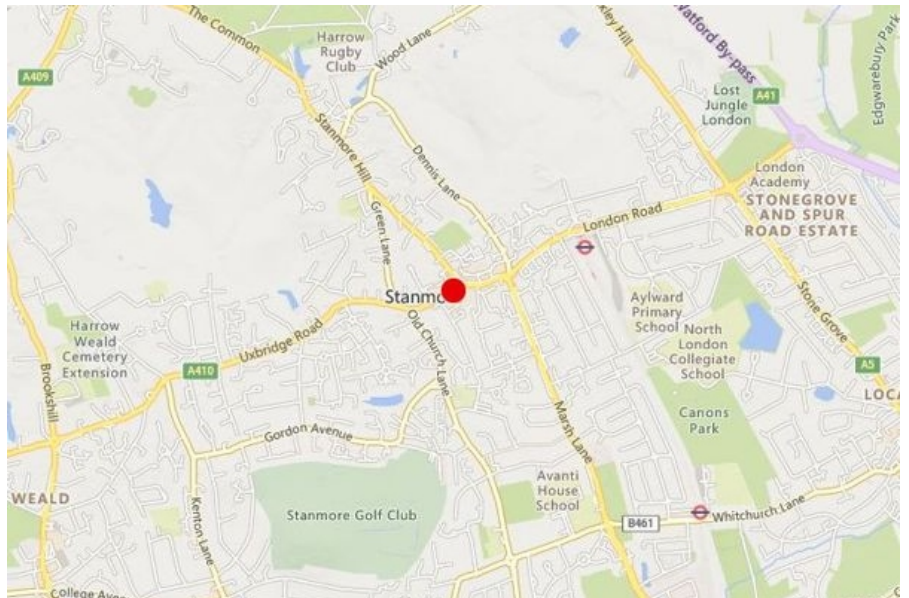
Leasehold

### Terms

The suite is available to let on a new lease for a rental of £34,825 per annum exclusive. VAT maybe applicable.

### Business Rates

London Borough of Harrow. Awaiting assessment. Guide only compared to other offices in Stanmore Towers of £9.30 per sq ft payable. Interested parties should make their own enquiries with Harrow Council on 0208 863 5611.



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### Planning

The property has a use class E and can be used for offices or medical purposes.

### VAT

VAT may be applicable.

### EPC

Energy Performance Certificate - Rating D.

### Legal Costs

Each party to bear their own legal fees.

### Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

### Contact

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Harrison Grinter 0208 429 6891  
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