

TO LET

PROMINENT OFFICES WITH PARKING IN KENTON

DUNWOODY HOUSE First Floor, 396 Kenton Road, Kenton, Harrow HA3 9DH



Features

- 4,441 Sq Ft (412.57 Sq M)
- £25.00 Per Sq Ft
- 6 Car Spaces
- Air Conditioned
- Under Floor Trunking
- Fully Fitted
- New Lease Available

Summary

Dunwoody House is a well-maintained office building situated between Kingsbury and Harrow in North West London. The first floor, offering 4,441 sq ft of space along with 6 designated parking spots, is currently available. The offices feature an open-plan layout, complemented by several executive office rooms and a staff breakout area.



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For further information please contact:

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Location

Kenton is a suburb in Northwest London, situated about 14 miles northwest of Central London, within the London Borough of Harrow. The area is served by the Overground Euston Line via Kenton Station. Dunwoody House is prominently located on the main Kenton Road, housing a large gym and offering easy access to a wide variety of local shops and restaurants.

Description

Dunwoody House is a modern, glass-clad office building with a basement car park. The first floor features attractive triple-aspect windows, offering a bright and open workspace. The offices are fully fitted with a mix of partitioned rooms, predominantly maintaining an open-plan layout. They are air-conditioned and equipped with suspended ceilings and underfloor trunking. The building also includes male and female restrooms and a passenger lift.

Tenure

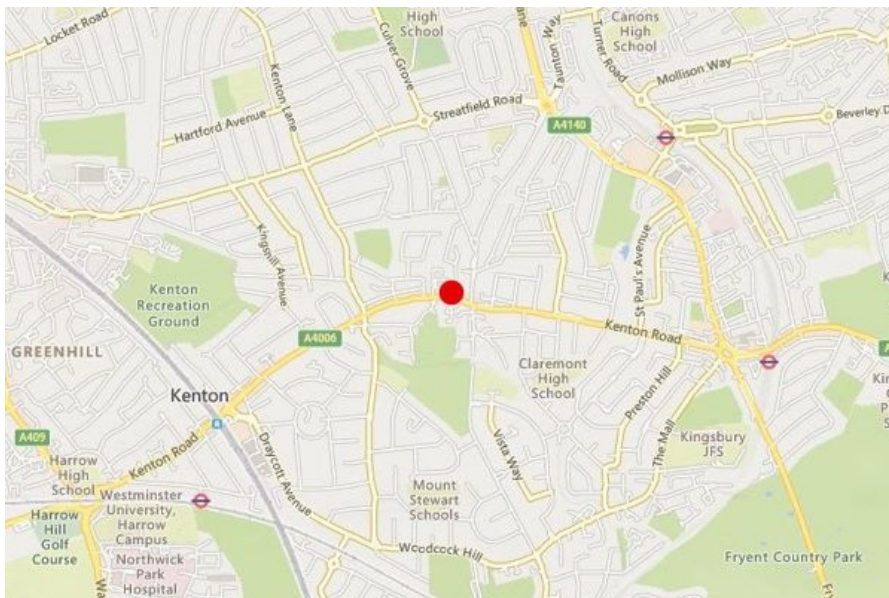
Leasehold

Terms

The offices are available on a new Full Repairing & Insuring lease for a term to be agreed. The annual rental is £111,000 per annum based on a rent of £25 per sq ft. In addition there is service charge and business rates. The rent is payable quarterly in advance.

Business Rates

The rateable value £62,000 and the rates payable for 2024/25 will be £33,852. London Borough of Brent



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Planning

The property has an E class office use. Other uses such as a medical or well being may be considered.

VAT

The property is elected for VAT. The rental will be plus VAT.

EPC

Energy Rating B.

Viewing

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

Contact

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