

TO LET

FULLY FITTED AND FURNISHED LOW COST OFFICE SPACE

ELMGROVE ROAD , Harrow HA1 2RW



Features

- 3,577 Sq Ft (332.3 Sq M)
- £89,500 Per Annum
- Parking
- Comfort Cooling
- 2,500 sq ft Warehouse also available

Summary

Available to let is this first floor suite of offices forming part of the Qualitas House Building at 100 Elmgrove Road in Harrow.

Situated on the fringe of Harrow Town Centre, close to the Tesco Superstore these offices are ready made and suitable for immediate occupation. The offices are surplus to our clients needs and provide a great opportunity for low cost, fully furnished workspace in an accessible location.

The offices are 3,577 sq ft on first floor level, approached via a shared entrance. Offered in excellent condition and arranged mainly as open plan spaces together with a number of private executive offices and meeting rooms.



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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.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

Elmgrove Road is located in Harrow on the edge of the main Town Centre area and opposite the large Tesco Superstore. The building is within walking distance of two stations. Harrow-on-the-Hill Tube Station (Mainline & Metropolitan Line) - Baker Street service 20 mins and Harrow & Wealdstone Station (Mainline & Bakerloo Line) Euston service 18 mins.

Description

Qualitas House is an office and warehouse facility fronting the Crystal Centre Business Park on Elmgrove Road. The offices and car park are positioned directly on Elmgrove Road away from the rear warehouse facility.

The offices are wrapped in a glass cladding and provide modern work space of approximately 3,577 sq ft.

Also available separately is adjoining warehouse space of 2,500 sq ft with full loading facilities and yard area.

Rent

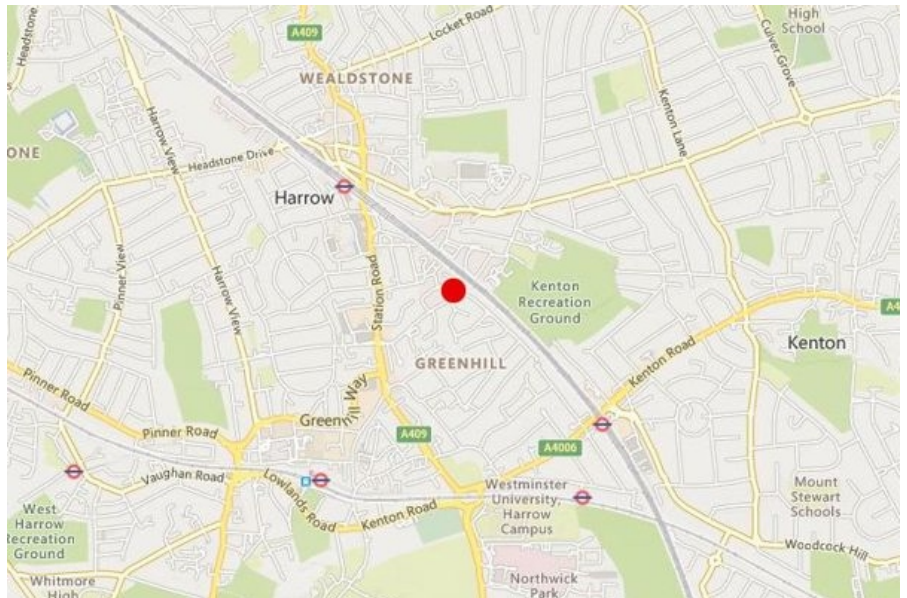
£89,500 per annum (£25 per sq ft).

Terms

Available by way of a new Full Repairing and Insuring sub-lease for a term of 1-4 years, outside of the security provisions of the Landlord & Tenant Act 1954.

Business Rates

To be separately assessed but estimated at approximately £8 per sq ft payable.



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The asking rent is £89,500 per annum (£25 per sq ft) exclusive of business rates and all other running costs. VAT may be applicable.

EPC

Energy Rating C.

Legal Costs

The Freeholders legal fees are to be paid by the incoming Tenant.

Contact

Viewings are strictly by appointment only and via sole agents Chamberlain Commercial 0208 429 6899.

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