



- Commercial Premises
- 0.5 Miles From S. Harrow Station
- Kitchenette
- Electric Heating
- Visitor Parking Space

- 780 Sqft Approx
- Secure Modern Development
- Double Glazing
- Allocated Parking Space
- EPC Rating B

Well presented and modern ground floor commercial premises for B1 offices and workshop businesses set over approximately 680 sqft. Benefiting from an allocated parking space and use of visitor space when available, the office space has its own kitchenette with an integrated fridge, double glazing, electric heating, there is also access to communal toilets which includes a disabled WC.

Sherbourne House is conveniently located, just 0.3 of a mile is the convenience of Waitrose along with outdoor shopping area with Dunelm Mill, Homesense and Sports Direct, less than half a mile to South Harrow's Piccadilly Line Tube Station thus providing easy access to central London. South Harrow's busy shopping centre with Sainsburys, Iceland and numerous local shops, banks and cafes/restaurants plus bus routes servicing local areas.

Service charge £1,926 +VAT p.a Approx
 Ground rent: £240 p.a Approx
 Building insurance: £532p.a Approx
 Business rates: NIL

Viewing access by appointment only.

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 63.2 sq. metres (680.8 sq. feet)



Total area: approx. 63.2 sq. metres (680.8 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.

Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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