

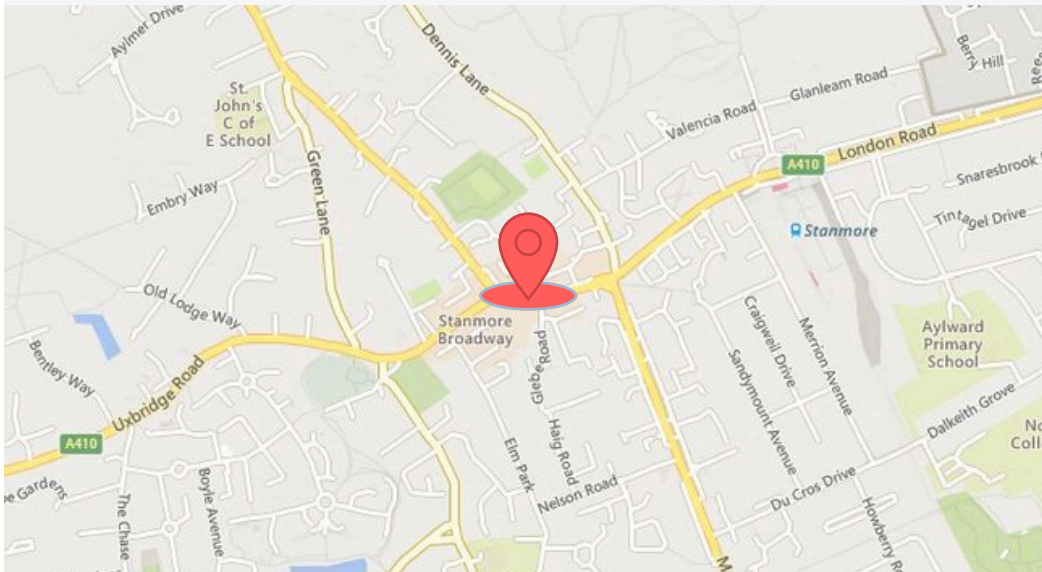
14 The Broadway |
Stanmore | HA7 4DW

Office | To Let



Key features

- Town centre location
- 0.4 miles from Stanmore underground station
- New lease available
- Kitchen & WCs on both floors



For viewings contact

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Description

Offices on first and second floors with self-contained access from the front. The suite contains independent kitchen facilities and WCs on both floors. The space comprises electric heating and fluorescent tube lighting.

Accommodation

First floor office	354 Sq.ft	32.86 Sq.m
Second floor office	359 Sq.ft	33.32 Sq.m
TOTAL	 713 Sq.ft	 66.18 Sq.m

These floor areas are approximate and have been calculated on a IPMS3 basis.

Location

Stanmore is an affluent and busy town, situated within the London Borough of Harrow and approximately 11 miles north west of Central London.

The subject unit is situated centrally within a commercial area, offering easy access to various amenities. The town is served by Stanmore underground station which provides a fast and frequent service to Baker Street (journey time approximately 35 minutes). Additionally, bus stops on either side of the road cater to many destinations. Behind the building, there is Stanmore Broadway car park where season tickets are available.

Rates

The VOA website shows an entry in the 2023 Rating List of £8,700. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, refer to the Local Rating Authority, London Borough of Harrow – 020 8901 2680.

Additional information, including an estimate of the rates payable and any applicable relief, such as Small Business Rates Relief, can be found on the VOA website.

EPC

The property has an EPC rating of E 125. Details available upon request.

Terms

Available by way of a new FRI lease for a term to be agreed.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Rent

£15,000 per annum exclusive.