ASHTON FOX
COMMERCIAL

Stanmore Business & Innovation Centre
Howard Road, Stanmore HA7 1BT







Serviced Offices to Let

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS
A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS
Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
(ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location

This office building is on Howard Road, just off the dual carriage of Honeypot Lane. It is at a 2 mt walk to Canons Park Tube, (Jubilee Line) and 3 stops to Wembley Park, providing excellent transport links to central London via the Jubilee Line. It lies within easy reach of the M1 and the A406 North Circular Road.

Description

Stanmore Business & Innovation Centre is a superb modern space set in beautiful grounds with a lake and gardens.

It is a thriving business centre with a large, impressive Reception and a variety of large open plan or partitioned office suites tailored to suit the needs of each client.

If required, the management can provide support to tenants to facilitate the growth of start-up businesses whether it be making them aware of local funding that might be available to them or inviting the tenants to a networking event.

Main Features

- Passenger Lift
- W.C.'s on every floor
- Shower facilities (for cyclists)
- Car Park to the rear
- Meeting room hire
- Communal Kitchenettes
- 24 hr access

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Current Availability

Available Space	Approx size (sq ft)	Desk Recommendation	Price Per Month (ex VAT)
Phase 1:			
Suite 213	181	2-3	£550
Suite 214	182	2-3	£550
Suite 312	133	1-2	£575
Suite 309	445	3-6	£1,750
Phase 2:			
Suite 1001	701	12-14	£2,500
Suite 1002	701	12-14	£2,500
Suite 2004	835	14-15	£3,000
Suite 101	1,051	15-16	£3,900
Suite 1003&4	1,214	16-18	£4,300
Suite 103/104	1,402	20-22	£4,700
Phase 3:			
Retail Unit 3	1,219	Retail Unit (Café)	£4000+10% Service Charge

All rents and services are subject to VAT

The Rent Includes

Central heating
Electricity (unless usage is above normal)
Water (unless usage is above normal)
Cleaning of common areas
Car park (subject to availability)

Additional Payable Facilities

Office furniture
Internet
Telecoms

Parking

There is some onsite parking available. Additional unrestricted parking is there in the vicinity. There is some metered parking on Whitchurch Lane as well as an NCP car park behind Canons Park Tube Station which is a few minutes from the centre.

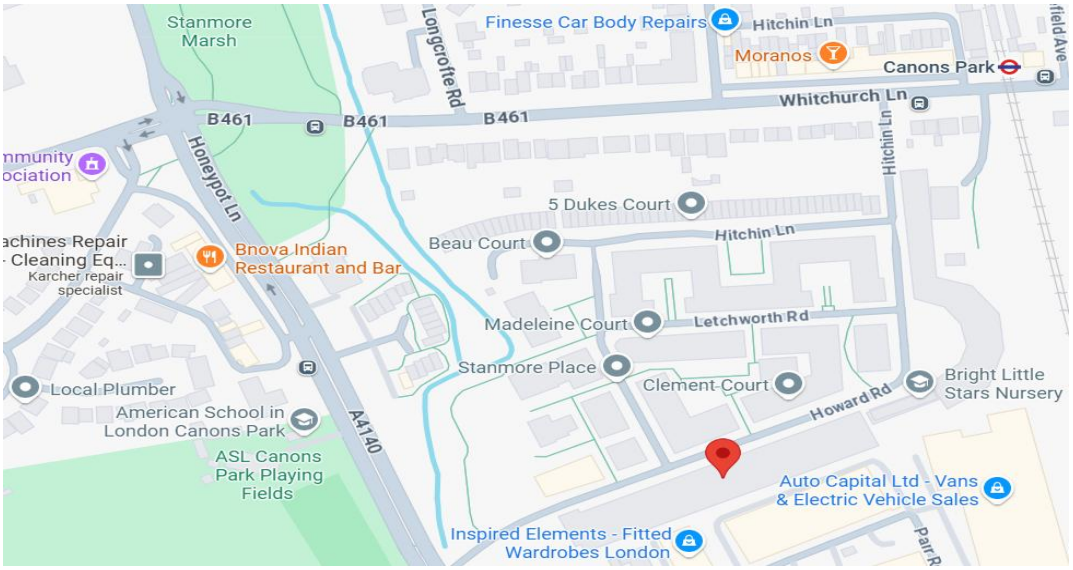
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Viewing is strictly by appointment only, through ASHTON FOX COMMERCIAL. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk to arrange an appointment for viewing.

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