david charles
property consultants

TO LET



Healthaid House

Marlborough Hill, Harrow, HA1 1UD

Substantial Modern Office Space - To Let

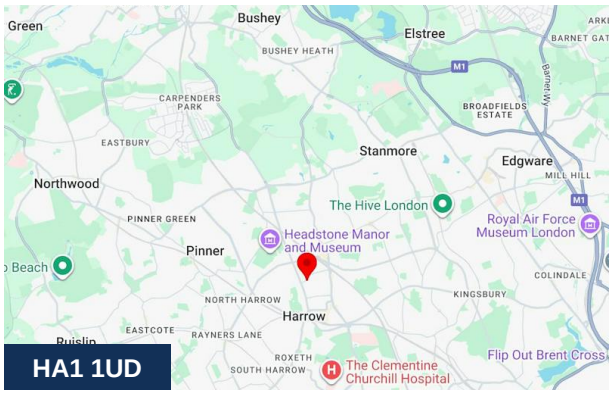
3,501 sq ft
(325.25 sq m)

- 6 Car Parking Spaces
- Passenger Lift
- Double Glazed Windows
- Air Conditioned and Heated Unit
- Prestigious Reception Area

Healthaid House, Marlborough Hill, Harrow, HA1 1UD

Summary

Available Size	3,501 sq ft
Rent	£21 per sq ft
Rates Payable	£21,457 per annum
Rateable Value	£43,000
Service Charge	£3.50 per sq ft
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

This premise comprises a first-floor modern office space in a well-known office building. There is approximately 3,501 sqft of office space available comprising of conference rooms, general office space, private suites, kitchen and storage. The space is predominantly open plan with some partitioned rooms for privacy, storage, and kitchen areas. There are 6 parking spaces at the front of the building.

Location

The premises benefit from several bus routes and train stations including Harrow-on-the-Hill and Harrow & Wealdstone, which provide access to the London Underground and National Rail services for London and other regions. Additionally, this unit benefits from excellent road links, such as the A404 (0.6 miles) and the A406 (1 mile) allowing for access to the M1 and M25 motorways allowing for travel to Central and Greater London.

Lease

This premise is available by way of a new lease for a term of 5 years, outside of the Landlord & Tenant Act of 1954.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Viewing & Further Information



George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/11/2026


Health Aid
Health Aid






























Now wash your hands please


CHILD


Health Care