david charles
property consultants

TO LET



5 Warner House, Harrovian Business Village

Bessborough Road, Harrow, HA1 3EX

Recently Refurbished Office Suites Available To Let

561 to 1,674 sq ft

(52.12 to 155.52 sq m)

- Central Harrow location
- 3 Parking spaces
- 0.5 miles from Harrow on the Hill Station (Metropolitan Line)
- 0.6 miles from West Harrow Station (Metropolitan Line)
- 24 Hour access
- Private meeting rooms / executive offices

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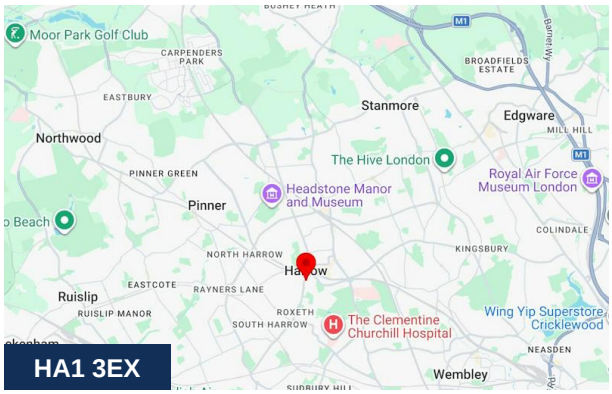
Summary

Available Size	561 to 1,674 sq ft
Rent	£16.50 per sq ft
Rates Payable	£17,604 per annum
Rateable Value	£40,750
Service Charge	£8.57 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

The available second-floor office suite totals 1,674 sqft and provides a well-presented working environment comprising five private offices, two conference rooms, a kitchenette, and toilet facilities. The space could potentially be let as two suites of 764 sqft and 561 sqft, each with private offices / meeting rooms.

The space benefits from excellent natural light, complemented by central heating and air-conditioning, offering a comfortable and efficient setting for a range of business uses.

Location

The Harrovian Business Village is located on the east side of Bessborough Road, close to its junction with Lowlands Road. Harrow on the Hill Metropolitan Line Station is situated 0.5 miles from the premises providing access into central London within 25 minutes.

The St George's and St Ann's Shopping Centre's are close by whereby there are a number of restaurants and retail occupiers as well as many parking facilities.

Accommodation

Name	sq ft	Availability
Suite - Suite A	764	Available
Suite - Suite B	561	Available
Total	**1,325**	

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

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