

## The Pavilion, 56 Rosslyn Crescent, Harrow HA1 2SZ



**Office to Let 125sqft £500 pcm No Vat**

[www.ashtonfox.co.uk](http://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](mailto: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

Office to Let in a well-maintained gated Office Building on Rosslyn Crescent just off the A409, close to Harrow Town Centre, a 5-10 mt walk from Harrow and Wealdstone underground station (Underground Bakerloo Line and London overground). It is also close to shops and multiple local bus routes on the A409 Station Road, Harrow.

## Description

The Pavilion is a small office building of only 7 office suites with onsite management. The First floor Office is approximately 125 sq ft, suitable for 1-2 desks. It is available as furnished or unfurnished. There is a shared fitted Kitchen and male and female Toilet facilities on the same floor. There is a Board Room seating 6-8, available to hire for meetings on an hourly basis with prior notice.

## Rent

The Rent is £500 pcm. No Vat

Inclusive of Lighting, Heating, Rates, Service Charge and cleaning of common areas

Extras are Telephone, Broadband and Parking

## Parking

Secure gated parking available in the gated forecourt, one space per office for £60 pcm.

## Terms

Deposit 3 months

Advance 3 months

Rent payable Quarterly in advance by Direct Debit.

12 months Annual Licence, renewable.

Access is from Monday – Sunday 8am – 8pm. Other times with prior approval.

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## Amenities

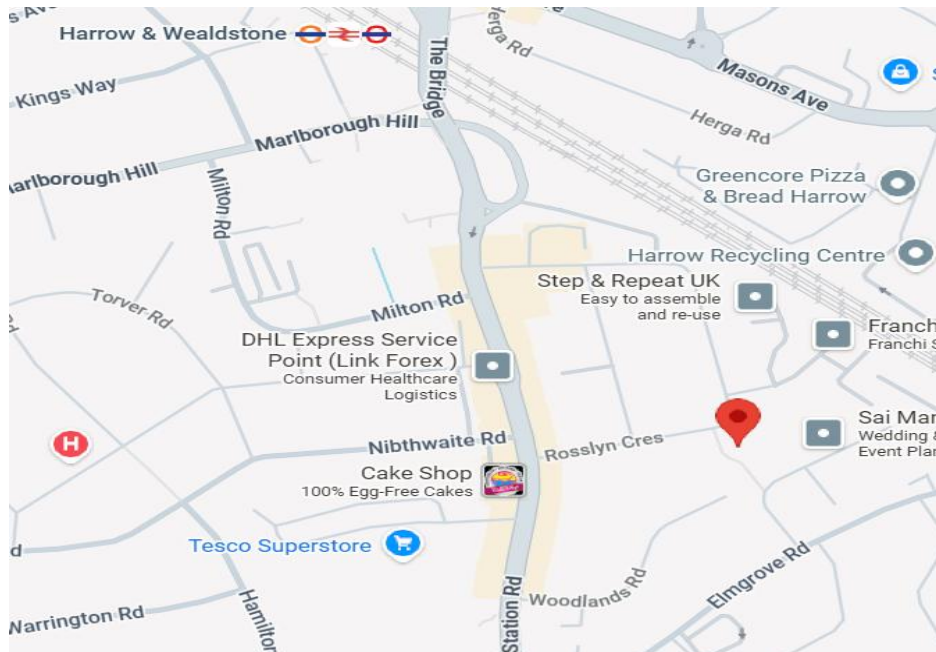
- Double glazing
- Gas central heating
- Carpeted throughout
- Phone entry system
- Good size fitted kitchen
- Male and Female facilities on the same floor
- Onsite gated parking available
- Board room hire with prior notice at a nominal charge.

## Availability and Viewing

Available to Let immediately. Viewing is by appointment only.

**Please contact sole agents Ashton Fox Commercial on 020 8238 5588**

**Or by email on [sales@ashtonfox.co.uk](mailto:sales@ashtonfox.co.uk) to arrange a viewing.**



### Misrepresentation Act 1967

*These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.*

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