

TO LET

PRIME HIGH STREET OFFICE UNIT ARRANGED OVER GROUND & FIRST FLOOR

352 STATION ROAD , Harrow HA1 2DE



Features

- 2,250 Sq Ft (209.02 Sq M)
- £32,500 Per Annum
- Ideal Solicitors/Accountants Office
- Lease by Assignment
- Recently Refurbished
- Good Passing Trade
- Low Rental

Summary

A great opportunity to rent prominent high street offices in a prime location in Harrow Town Centre.

352 Station Road was formerly the Skipton Building Society branch and is currently occupied by a firm of solicitors who are relocating to a larger office. The property is arranged over 2 floors and consists of a range of private and open plan offices, meeting rooms, staff break-out space and WC's.

The property could also lend itself to medical, retail or showroom purposes.

A well located space of 2,250 sq ft at just £32,500 per annum rent.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
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Location

352 Station Road enjoys a prominent location in Harrow Town Centre, immediately opposite Barclays Bank and alongside Savers supermarket, Ladbroke and Taco Bell. Harrow-on-the-Hill Station (Metropolitan Line and Mainline) is within a short walking distance.

Tenure

Leasehold

Terms

Non Negotiable Terms.

The property is held on an existing lease which is available to be assigned to a new tenant.

A Full Repairing and Insuring lease for 10 years from 11/01/24 at a current passing rent of £32,500 per annum. The next rent review is due 11/01/29.

There is a mutual break option on 11/01/27 subject to 3 months prior written notice.

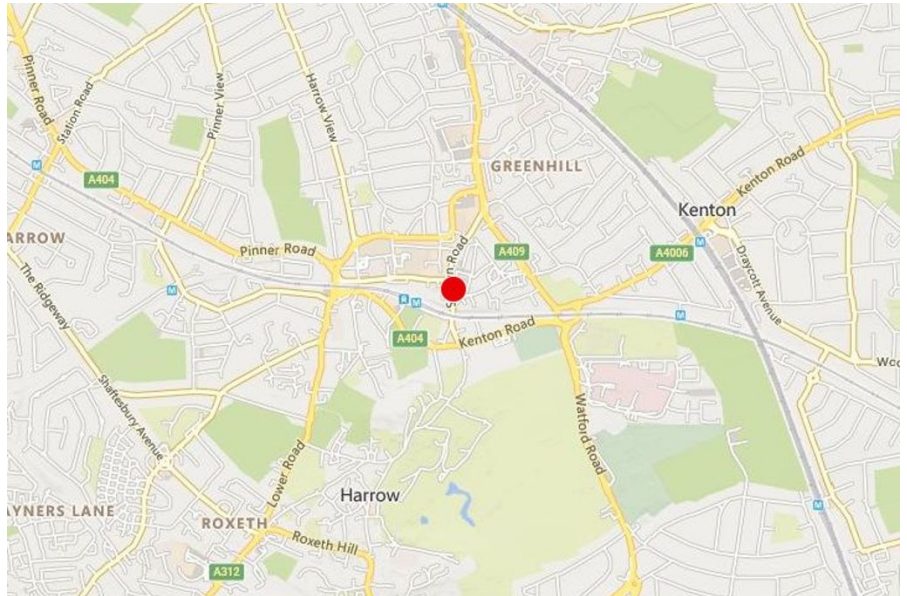
The Landlord will hold a security deposit of £12,000 for the duration of the term.

The lease is outside the Landlord & Tenant Act 1954.

The tenant repairs are limited by way of a Schedule of Condition.

Business Rates

London Borough of Harrow. Rateable value £35,750. Rates payable £17,739.



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Planning

The property has an E class use. The lease restricts mobile phone & vapes, gambling and video gaming, dry cleaners.

EPC

Energy Rating C

Legal Costs

The Landlords legal costs are to be borne by the incoming tenant.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

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