

TO LET

FULLY FITTED GROUND FLOOR OFFICE/CLINIC SPACE

UNIT 1 Bradburys Court, Lyon Road, Harrow HA1 2BY



Features

- 1,227 Sq Ft (113.99 Sq M)
- £37,000 Per Annum
- Fully Air Conditioned
- Ground Floor High Profile Unit
- Large Workspace with Glass Boardroom and Private Offices
- Further space for more workstations
- Kitchen facilities
- Male & Female WC Facilities

Summary

A rare opportunity to lease a high-quality, fully fitted ground floor office within a prestigious and contemporary development in Harrow Town Centre.

The unit provides modern, ready-to-occupy accommodation with excellent natural light and strong street presence, making it ideal for occupiers seeking a professional and highly visible workspace close to transport links and amenities.



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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.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

Lyon Square is a new mixed-use development in the heart of Central Harrow, comprising over 250 luxury apartments and approximately 25,000 sq ft of commercial workspace, shops, clinics, and showrooms. The development fronts the newly created Greenhill Place public space and is adjacent to the Davy House public car park. Harrow-on-the-Hill Station (Metropolitan Line and National Rail services) is within walking distance and provides fast access to Central London, with Baker Street reachable in approximately 20 minutes.

Description

The property comprises a high-profile ground floor office within this contemporary development, offering outstanding quality accommodation suitable for a range of office occupiers. The unit is arranged as a predominantly open-plan working area currently configured with approximately 12 workstations, together with a private glass-partitioned boardroom space. There is also a fully fitted breakout area, which could alternatively be used as a meeting room or further office space. The accommodation benefits from full air conditioning, large display windows providing excellent natural light, LED lighting, CAT 5 cabling, and separate male and female WC facilities and kitchenette facilities. The offices were constructed in 2019 and form part of one of Harrow's most desirable commercial developments.

Tenure

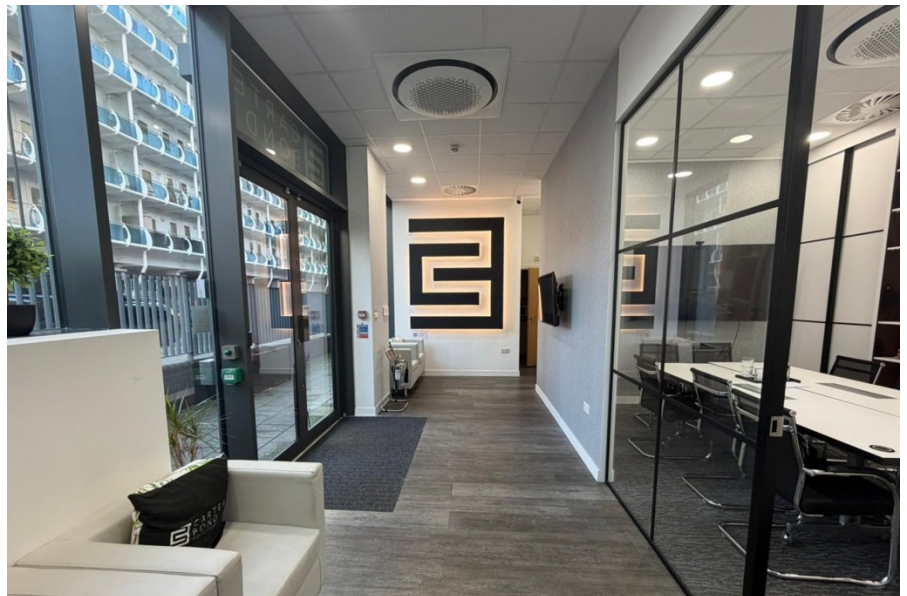
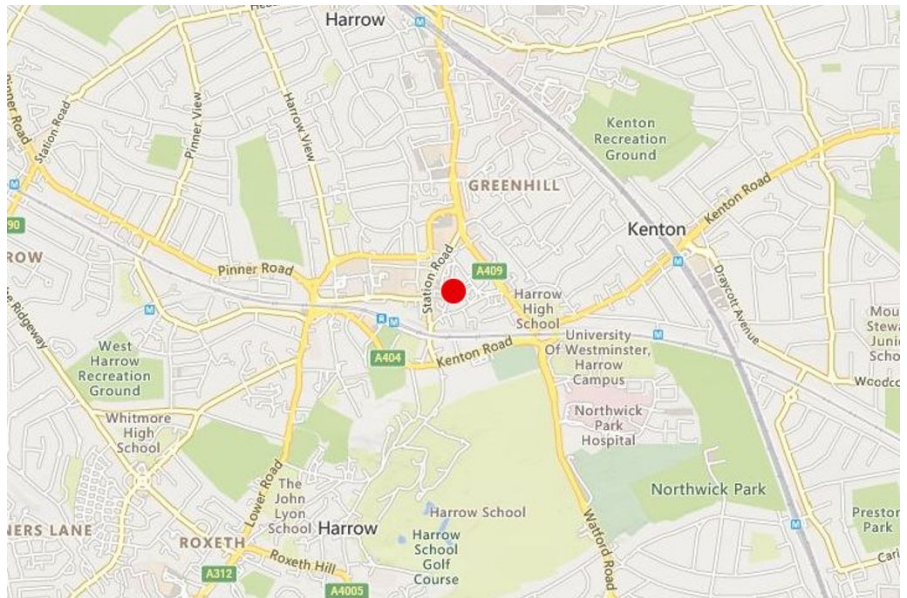
Leasehold

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Business Rates

Interested parties are advised to make their own enquiries with the London Borough of Harrow to confirm the rateable value and rates payable.



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Planning

The property has E Class planning use.

VAT

VAT may be applicable to the rent.

EPC

Energy Performance Rating: C.

Legal Costs

Each party to bear their own legal costs.

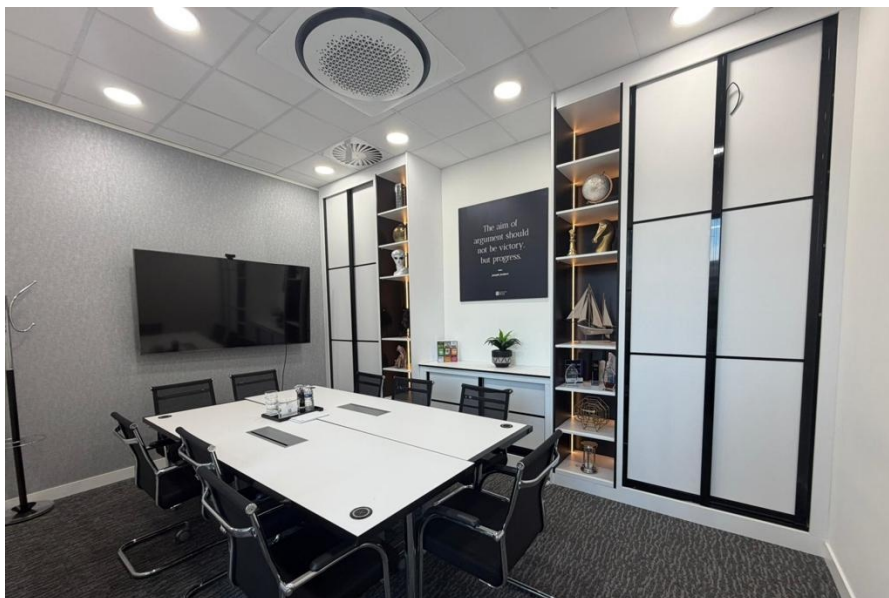
Viewing

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

Archie Chamberlain 0208 429 6890
archie@chamberlaincommercial.com



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