

# TO LET

ATTRACTIVE FIRST FLOOR OFFICES WITHIN POPULAR DEVELOPMENT

**CHURCHILL COURT** Unit 2, 58 Station Road, Harrow HA2 7SA



## Features

- 310 Sq Ft (28.8 Sq M)
- £26.00 Per Sq Ft
- Flexible Agreement
- Directly opposite North Harrow Tube
- 24 Hour Access
- Ready to Occupy

## Summary

Spacious, modern floor office to rent for a term to be agreed.

Recently refurbished to a high specification.

Suitable for 5-6 staff members, 310 sq. ft. suite.

Great location - directly opposite North Harrow Underground Station (Met Line).



**Chamberlain**  
COMMERCIAL

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

North Harrow is a North West London suburb within the London Borough of Harrow. The area has a thriving commercial district centred around North Harrow Underground Station (Metropolitan Line).

Directly opposite the station entrance is Churchill Court, which enjoys great public transport and road communications. Nearby is a 24 hour gym, Costa Coffee and numerous pubs and restaurants.

#### Description

Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and 2 upper floors with secure car park.

At Unit 2 we are offering part first floor comprising 310 sq ft of recently refurbished, modern office space. The office benefits from heating and air conditioning, intercom entry system and large double glazed windows providing lots of natural light. The suite has 24 hour access and is suitable for approx. 5-6 staff.

#### Tenure

Leasehold

#### Terms

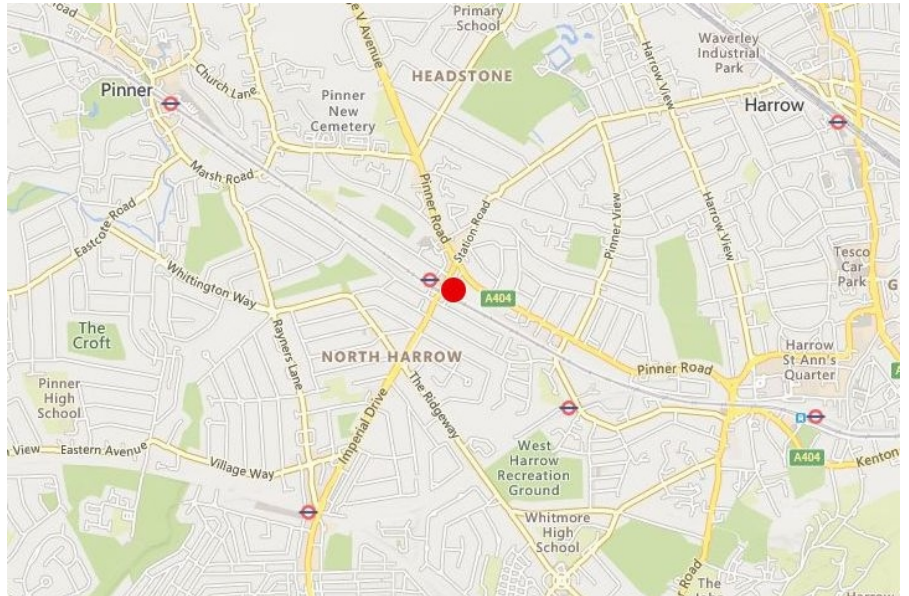
Attractive final remaining office suite of 310 sq ft available to rent for a term of 1-3 years at a rental of £26 per sq ft (VAT may be applicable).

The rental is payable quarterly in advance and the Landlord will require a 3 month rent deposit. There is also a service charge of £1,200 per annum.

#### Business Rates

Business rates (if applicable) will be the tenants responsibility.

Applicants are advised to make their own enquiries with regards to rates liability.



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### VAT

VAT may be applicable.

### Legal Costs

Each party to bear their own costs.

### Viewing

By appointment only via Chamberlain Commercial.

### Contact

Tony Chamberlain 0208 429 6899  
tony@chamberlaincommercial.com



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