

TO LET - OFFICE

STANMORE TOWERS, 8-14 CHURCH ROAD, STANMORE HA7 4AW

01923 845 222
property@vdbm.co.uk



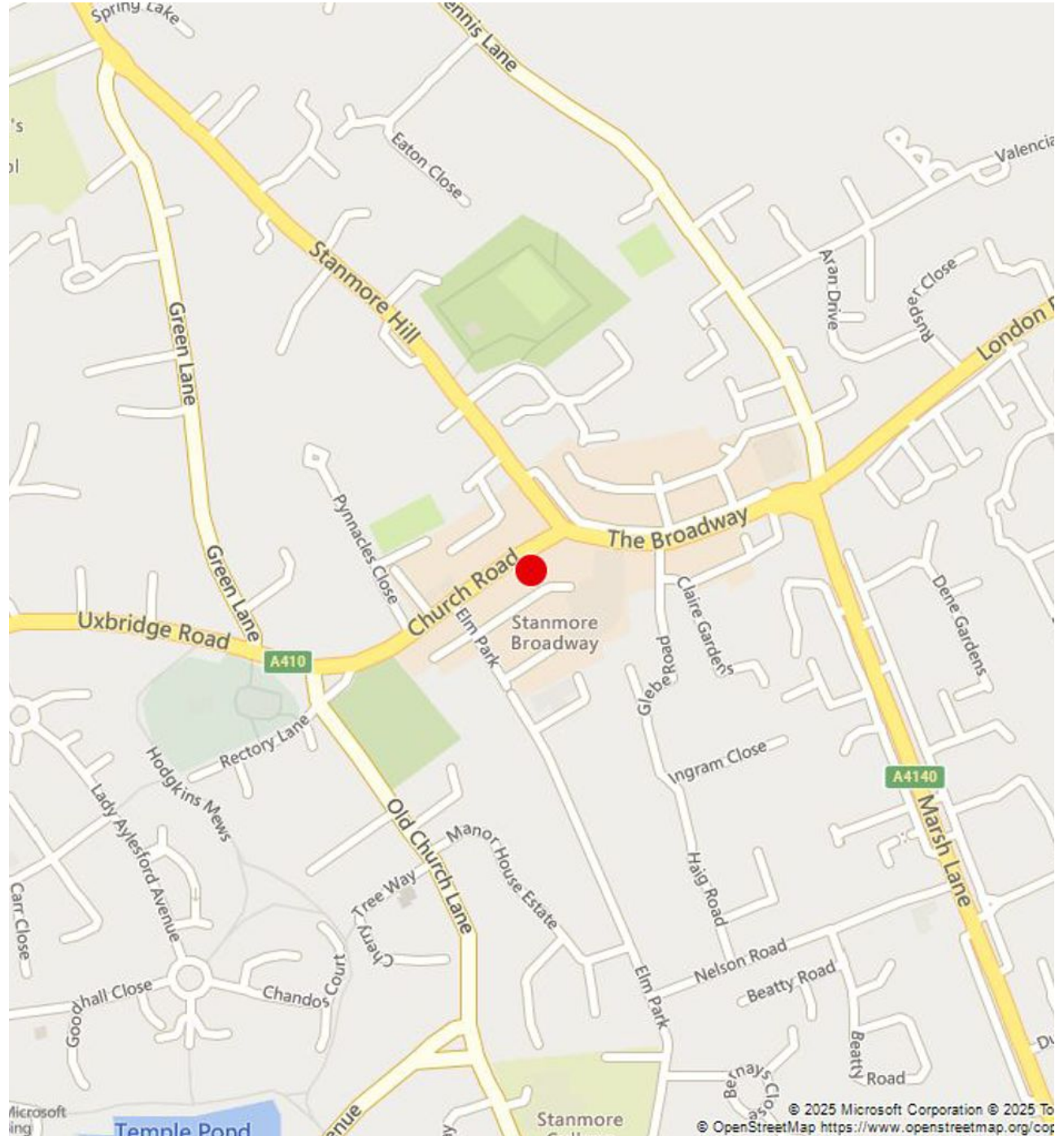
KEY FEATURES

- TOWN CENTRE LOCATION
- LED LIGHTING
- CLOSE TO STANMORE UNDERGROUND STATION
- PRIVATE KITCHENETTE AREA
- POTENTIAL TO SPLIT SPACE
- PARKING AT REAR

LOCATION

Located at 8-14 Church Road, Stanmore, the building is situated directly opposite Stanmore underground Station (Jubilee Line) offering fast and direct access to Central London.

Local amenities are abundant with shops, cafes and essential services including the Stanmore Post Office on the ground floor of the building. This convenient and vibrant location makes it an ideal base for businesses looking to establish a presence in north west London.







DESCRIPTION

Suite 3

This suite at Stanmore Towers offers 1,469 sq ft of bright open plan office space, ideal for a variety of business needs including surgery use. Our Client is open to splitting this space into smaller units circa. 500 sq ft.

Recently refurbished, the suite features a contemporary suspended ceiling with integrated lighting, large double glazed windows providing excellent natural light and carpeted throughout.

The layout includes a private kitchenette area for added convenience and the open floor plan allows for flexible workspace design.

There are two allocated parking spaces in the rear car park.

Suite 5B

This suite offers 419 sq ft partitioned into office and an open plan area and a kitchenette.

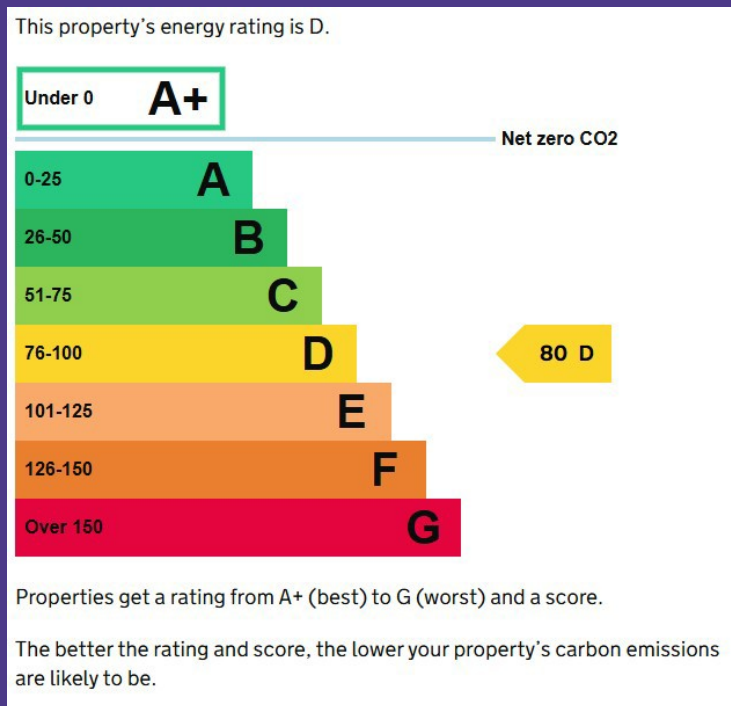
The suites are situated within a well maintained building with secure access and shared facilities.



ACCOMMODATION	SQ FT	SQ M	
SUITE 3	1,469	136.47	
SUITE 5B	419	38.93	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (80).



RENT

£21.00 per sq ft per annum exclusive

TERMS

To be let on a full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Suite 3
 Rateable Value: £22,500
 Rates Payable: £11,228 (2025/2026)

Suite 5B
 Rateable Value: £6,700
 Rates Payable: £3,343 (2025/2026)
 If this were to be your only business premises, zero rates may be payable.
 Please make your own enquiries.

VIEWING

Strictly by appointment through VDBM.
 toby.woodward@vdbm.co.uk 01923 845221

VDBM

Chartered Surveyors



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