

TO LET

GROUND FLOOR OFFICE TO LET

GROUND FLOOR UNIT 3 Churchill Court, 58 Station Road, North Harrow, Harrow HA2 7SA



Features

- 705 Sq Ft (65.49 Sq M)
- £21,000 Per Annum
- Opposite Tube Station
- Comfort Cooling
- Available on flexible tenancy agreements
- 1 Car Space

Summary

The ground floor at 3 Churchill Court offers well-presented office accommodation in a highly accessible North Harrow location, with immediate proximity to public transport and key road networks. Positioned within a popular office scheme, the space is ideal for businesses seeking a convenient, professional working environment on flexible letting arrangements.



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

TO LET

GROUND FLOOR OFFICE TO LET

GROUND FLOOR UNIT 3 Churchill Court, 58 Station Road, North Harrow, Harrow
HA2 7SA

Location

North Harrow is a leafy suburb 14 miles from Central London on the Borough of Harrow. The area has excellent road and rail links. North Harrow Underground Station (Metropolitan Line) has a fast and frequent service to Wembley Park, Finchley Road and Baker Street. The A40/M40 and M25 are within easy reach. Churchill Court is located immediately opposite the station.

Description

The property comprises a self-contained ground floor office suite within the established Churchill Court office development, prominently positioned on Station Road directly opposite North Harrow Underground Station. The accommodation provides approximately 705 sq ft (GIA) of office-only space, benefiting from excellent natural light and access to shared facilities within the development. The unit is suitable for a range of occupiers seeking well-located office accommodation and is available on flexible tenancy terms.

Tenure

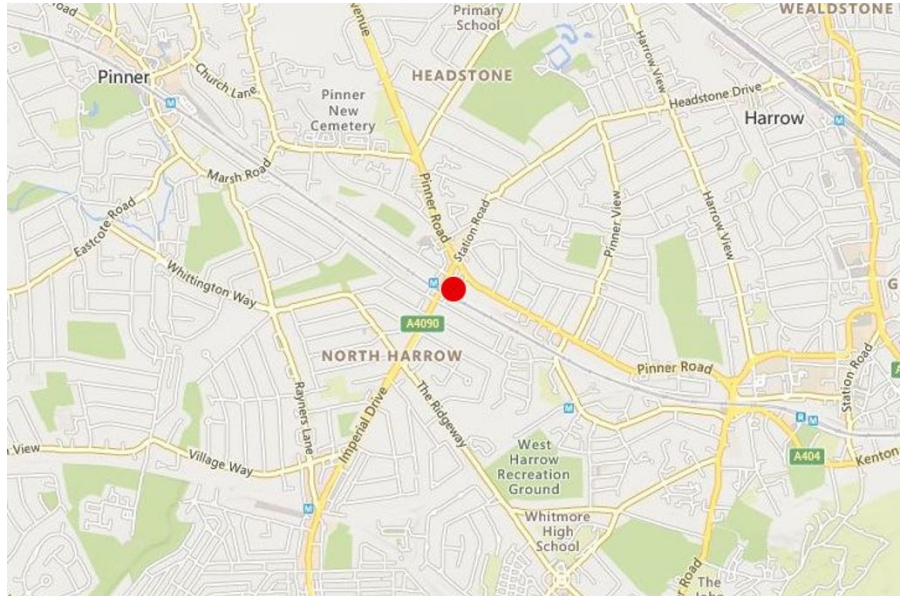
Leasehold

Terms

Available by way of flexible tenancy agreements.

Business Rates

To be assessed but other buildings in the same development are paying equivalent of £6 per sq ft for 2025/26. London Borough of Harrow. Interested parties should verify the actual business rates payable before proceeding. This property is likely to benefit from small business rates relief, interested parties are encouraged to make their own enquiries via the VOA website.



TO LET

GROUND FLOOR OFFICE TO LET

GROUND FLOOR UNIT 3 Churchill Court, 58 Station Road, North Harrow, Harrow
HA2 7SA

VAT

The property is not elected for VAT.

EPC

EPC rating B

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



PROPERTY MISREPRESENTATION ACT Chamberlain Commercial (UK) Ltd and for the vendors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; 5. No person in the employment of Chamberlain Commercial (UK) Ltd has any authority to make or give any representations whatsoever in relation to this property or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendors; 6. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn;



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