

**34 RAILWAY APPROACH,
STATION ROAD, HARROW, HA3 5AA**

**1,130 SQFT / 104.9 SQM
FIRST FLOOR OFFICE – TO LET**


david charles
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020 8866 0001



LOCATION

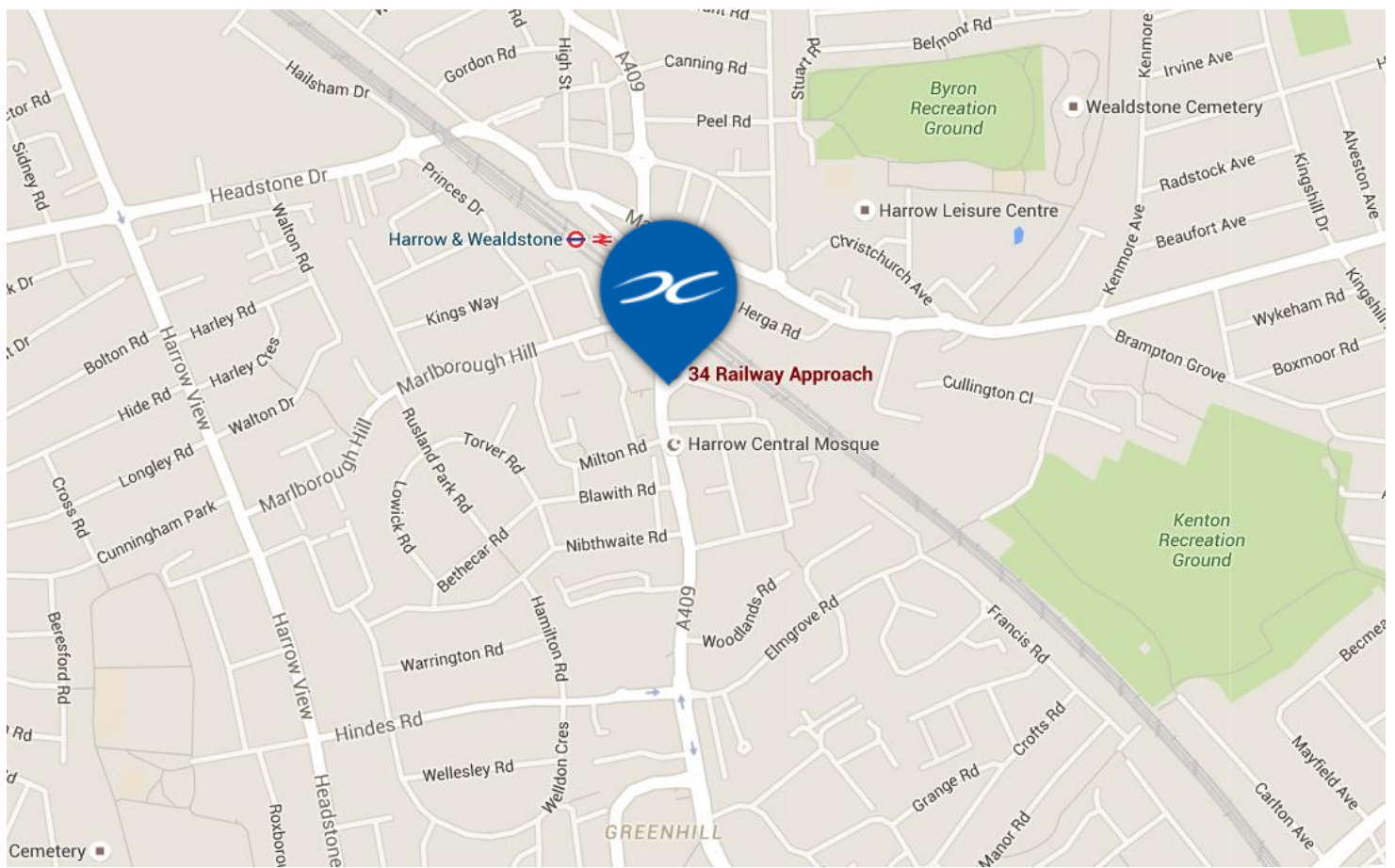
The property is located prominently at the junction of Marlborough Hill and Station Road and is well served by public transport. Harrow and Wealdstone Main Line Station is situated a short walk away, whilst there are a number of bus routes and retail facilities within walking distance.

PROPERTY

The property comprises a self contained first floor office available to let. The floor has the benefit of providing four good sized partitioned directors offices and a large open plan area. The space also has modern kitchen and toilet facilities, whilst being served by good natural light throughout. One parking space is provided with the office.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





LEASES

The premises are available by way of a new lease for a term by arrangement.

TERMS

£22,500 per annum exclusive.

BUSINESS RATES

We understand that the Rateable Value of the premises is £13,750 and the rates payable for 2016/17 are £6,655 per annum. Prospective tenants are strongly advised to reconfirm this information independently prior to legal commitment.

VIEWINGS

Strictly by appointment through sole agents:

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