



## Stanmore Towers, 8-14 Church Road

Stanmore, HA7 4AW

### Modern Office Suite in Prime Position in Stanmore

**500 to 1,469 sq ft**

(46.45 to 136.47 sq m)

- Allocated parking spaces in the rear car park
- Recently refurbished suite
- Air comfort cooling throughout
- Stanmore Underground Station (0.4 miles)
- Flexible leases available
- LED lighting
- Communal male and female W/Cs
- Intercom

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## Summary

<b>Available Size</b>	500 to 1,469 sq ft
<b>Rent</b>	£18.55 per sq ft
<b>Rates Payable</b>	£8,000 per annum Estimated rates, we encourage interested parties to make their own enquiries with the local authority.
<b>Service Charge</b>	£5.51 per sq ft
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

Stanmore Towers is a modern office building, prominently positioned facing Church Road. Previously occupied by a dental surgery, the suites have been recently refurbished.

Suite 3 benefits from fresh paint, new carpeting, a modern kitchenette, upgraded LED lighting and communal male and female WCs.

## Location

Stanmore Towers is strategically positioned on Church Road at its junction with The Broadway, in the heart of Stanmore. The area offers a variety of restaurants, cafes, supermarkets, and retail shops. Stanmore Underground Station is located 0.4 miles from the property which is served by the Jubilee line, providing direct access to central London within 30 minutes. Additionally, the area benefits from numerous bus routes.

## Accommodation

The accommodation comprises the following areas:

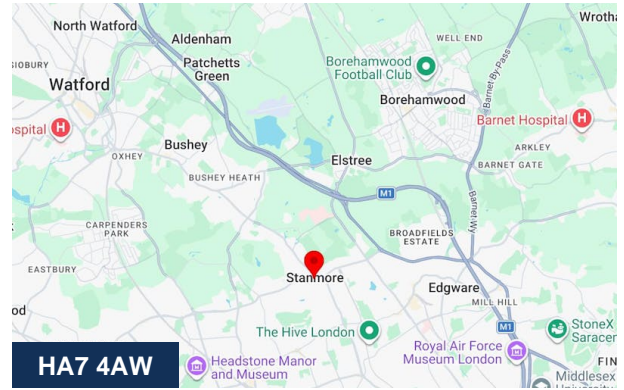
Name	sq ft	sq m	Rent	Availability
Unit - Suite 3	1,469	136.47	£27,250 /annum	Available
<b>Total</b>	<b>1,469</b>	<b>136.47</b>		

## Terms

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

## AML

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



## Viewing & Further Information



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