



## 5 Warner House, Harrovia Business Village

Bessborough Road, Harrow, HA1 3EX

### Recently Refurbished Office Suites Available To Let

**561 to 1,674 sq ft**

(52.12 to 155.52 sq m)

- Central Harrow location
- 3 Parking spaces
- 0.5 miles from Harrow on the Hill Station (Metropolitan Line)
- 0.6 miles from West Harrow Station (Metropolitan Line)
- 24 Hour access
- Private meeting rooms / executive offices

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## Summary

<b>Available Size</b>	561 to 1,674 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rates Payable</b>	£17,604 per annum
<b>Rateable Value</b>	£40,750
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Description

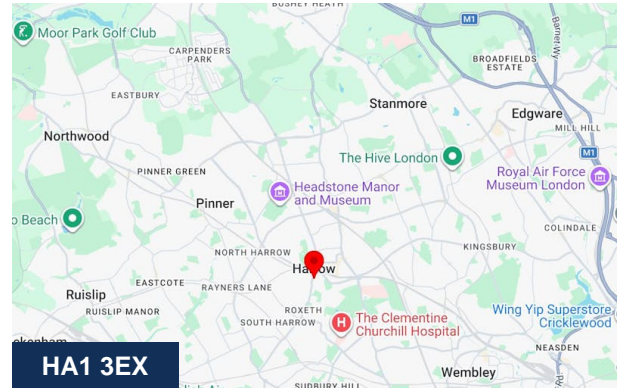
The available second-floor office suite totals 1,674 sqft and provides a well-presented working environment comprising five private offices, two conference rooms, a kitchenette, and toilet facilities. The space could potentially be let as two suites of 764 sqft and 561 sqft, each with private offices / meeting rooms.

The space benefits from excellent natural light, complemented by central heating and air-conditioning, offering a comfortable and efficient setting for a range of business uses.

## Location

The Harrovia Business Village is located on the east side of Bessborough Road, close to its junction with Lowlands Road. Harrow on the Hill Metropolitan Line Station is situated 0.5 miles from the premises providing access into central London within 25 minutes.

The St George's and St Ann's Shopping Centre's are close by whereby there are a number of restaurants and retail occupiers as well as many parking facilities.



## Viewing & Further Information



**Tom O'Malley**

020 8429 9005 | 07522 700 508

tom@davidcharles.co.uk

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