



5 Warner House, Harrovian 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

5 Warner House, Harrovian Business Village, Bessborough Road, Harrow, HA1 3EX

Summary

Available Size	561 to 1,674 sq ft
Rent	£16.50 per sq ft
Rates Payable	£17,604 per annum
Rateable Value	£40,750
Service Charge	£8.57 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

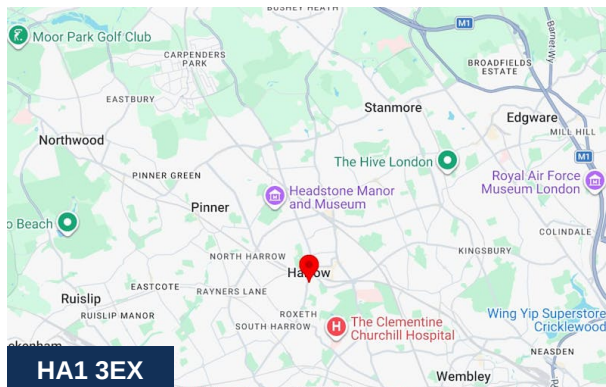
The available second-floor office suite totals 1,674 sqft and provides a well-presented working environment comprising five private offices, two conference rooms, a kitchenette, and toilet facilities. The space could potentially be let as two suites of 764 sqft and 561 sqft, each with private offices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

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 24/08/2026





