

London HA2 - 51 Station Road, North Harrow HA2 7SR  
Office to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# London HA2 - 51 Station Road, North Harrow HA2 7SR

## Office to Rent



### Property Features:

- Comprises ground floor corner retail shop
- Available to let as an office use only
- VAT is NOT applicable to this property
- Available on a new lease with terms to be agreed by negotiation
- Located next to North Harrow underground station, which is on Metropolitan Line and provides direct services to London Liverpool Street.
- Occupiers nearby including Costa Coffee, Best-One convenience store, Pharmacy, Café, Hair Salon and more.

### Property Description:

Comprises ground floor corner shop currently used as an office, providing the following accommodation and dimensions:

Ground Floor: 59.20 sq m (637 sq ft)

Open plan retail, Kitchenette, WC



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £519.23 per week (PCM: £2,250)

Deposit: £6,750 (3 Months)

### Rateable Value:

Rateable Value - £13,750 p.a.

Rates Payable - £4,000\* p.a.

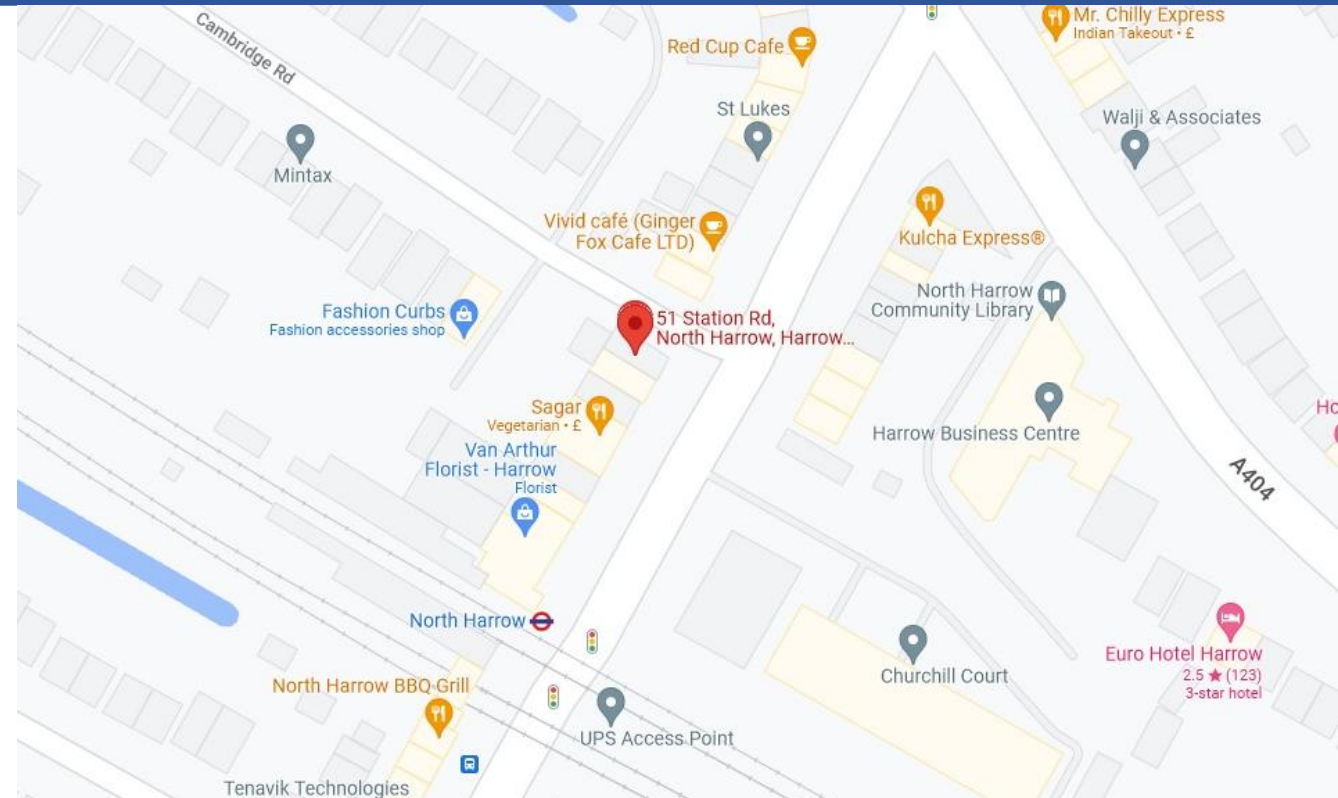
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.

### Location:

North Harrow is a suburban area of North-West London, within the London Borough of Harrow. The property is situated next to North Harrow Metropolitan Line Underground Station which provides access into central London via Baker Street in 23 minutes. By road, the property is 4.2 miles from the A40 Western Avenue or 11 miles from the M1 Motorway junction 4. Occupiers nearby include Costa Coffee, Best-One, Pharmacy, Café, Hair Salon and more.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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PROPERTY CONSULTANTS