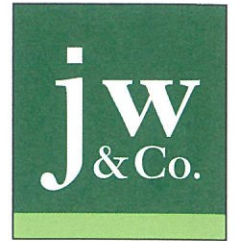


FIRST FLOOR AIR CONDITIONED OFFICE  
TO LET

UNIT 2 A, 9 STANMORE HILL,  
STANMORE,  
MIDDX, HA7 3DP



JOHN WHITEMAN & CO.  
CHARTERED SURVEYORS



Office Suite – 87.72 sq.m (944 sq.ft) – IMPS 3

This first floor air-conditioned office with car parking is immediately available.

**LOCATION**

The building is situated at the bottom of Stanmore Hill opposite Buckingham Parade in Stanmore Town centre. Stanmore has excellent transport links including a Jubilee underground station providing access to central London and bus routes to Watford and Harrow. Stanmore has a good mix of retail shops from large multinationals including Sainsbury's, Lidl as well as small independent retail outlets. The town has a wide variety of restaurants and office users.

The block which this office forms a part is on the western side of Stanmore Hill close to Ray Gardens and The Broadway. Access to the office is possible either directly from Stanmore Hill or from the parking and service yard at the rear of the building.

**DESCRIPTION**

The building is a 2 storey building with retail on the ground floor with offices situated on the first floor. The floors in the building are solid concrete and have an additional wooden surface. The premises are clean and tidy and have been redecorated ready for immediate occupation with the benefit of air-conditioning, as well gas central heating to the office spaces along with an alarm fitted to all rooms.

Regulated by RICS

**80 High Street, Bushey, Hertfordshire, WD23 3HD**



[www.johnwhiteman.co.uk](http://www.johnwhiteman.co.uk)

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Registered Office c/o Hillier Hopkins LLP, Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP

A list of members of the LLP is available at the above address.



The first floor office is currently arranged around a central office with 3 satellite offices, all air conditioned, there is a private kitchen along with private toilets and has the benefit of car parking facilities.

The offices spaces are arranged as follows:-

Main Office	45.02 sq m (485 sq ft)
Front L/H office	11.05 sq m (119 sq ft)
Front R/H office	12.40 sq m (133 sq ft)
Rear office	14.35 sq m (154 sq ft)
Kitchen	1.39 sq m (15 sq ft)
Separate Toilets	

NIA – 82.79 sq m (891 sq ft)

Total Floor Area (IMPS-3) 87.72 sq m (944 sq ft)

1 car parking space in private car park at the rear of the building.



<b>PLANNING</b>	We understand that the property has an established BI office use and will be in class “E” from September 2020.
<b>LEASE TERM</b>	A term of 5 years.
<b>TERMS</b>	Full Repairing and Insuring basis, via service charge.
<b>RENT</b>	Offers in the region of £16,500 per annum exclusive of rates.
<b>RATEABLE VALUE</b>	The Rateable Value on the Valuation Office website is £11,250.
<b>EPC</b>	Rating E
<b>VIEWING</b>	Viewing is strictly by appointment only through the owner’s sole agent, John Whiteman & Co LLP, telephone 01923 247745.

**All offers and negotiations are made Subject to Contract.**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rents quotes are exclusive of VAT. The services, heating and internal cabling have not been tested.