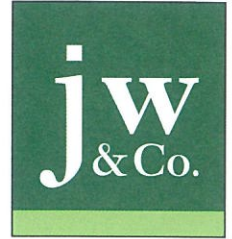


FIRST FLOOR OFFICE
TO LET

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



JOHN WHITEMAN & Co.
CHARTERED SURVEYORS



Office Suite – 28.65 sq.m (308 sq.ft) – IMPS 3

First floor office with car parking 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 directly from Stanmore Hill.

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 construction. The premises are clean, tidy, bright and are being redecorated and refurbished for immediate occupation. The office is heated with new modern small electric convection panel radiators with new LED style flush fitted ceiling lighting.

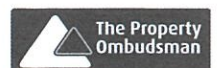
Regulated by RICS

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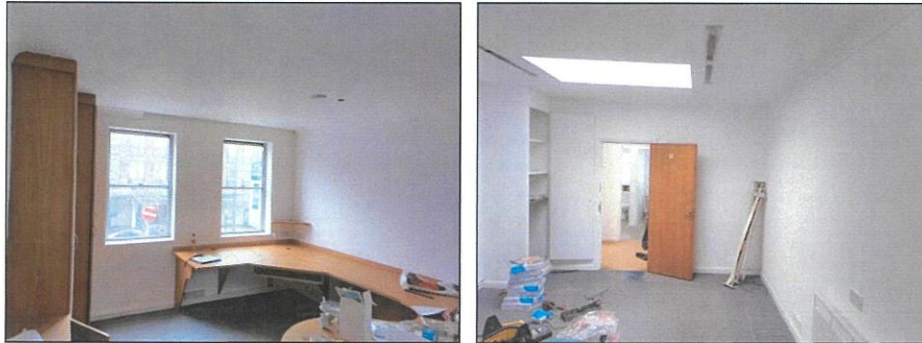
John Whiteman & Co. LLP Registered as a Limited Liability Partnership in England & Wales No. OC352595.
Registered Office c/o Hillier Hopkins LLP, Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP
A list of members of the LLP is available at the above address.



The office is accessed directly from the communal hall and landing area. There are car parking facility to the rear of the building and separate private toilets with this office.

NIA – 28.65 sq m (308 sq ft)
Total Floor Area (IMPS-3) 28.65 sq m (308 sq ft)

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



PLANNING	The property was B1 office use and is now in Use Class E.
LEASE TERM	A term of 5 years.
TERMS	Full Repairing and Insuring basis, via service charge.
RENT	Offers in the region of £6,500 per annum exclusive of rates.
RATEABLE VALUE	The Rateable Value on the Valuation Office website is £4,004 and the charging authority is Harrow Council.
EPC	Rating E
VIEWING	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.