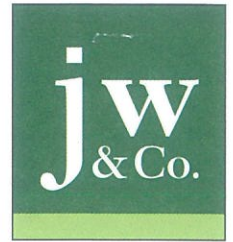


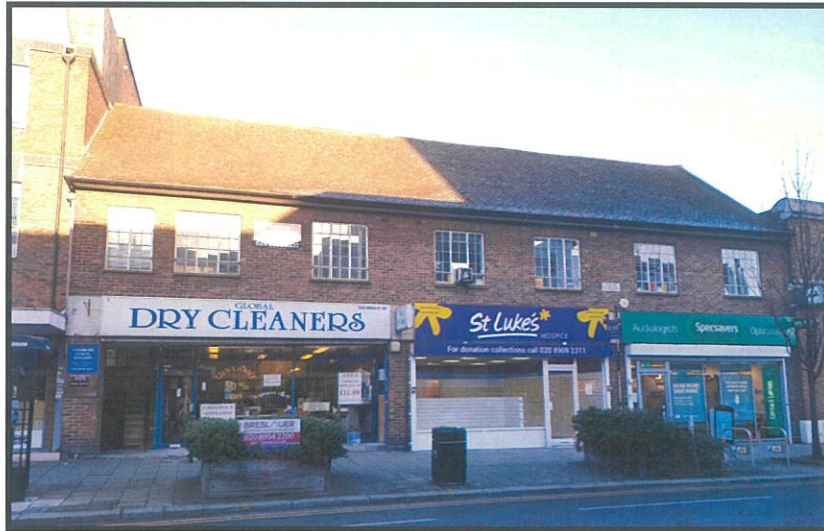
TO LET

**First Floor Office Suite
Air conditioned + Car Space**

**9 CHURCH ROAD
STANMORE
MIDDLESEX HA7 4AR**



JOHN WHITEMAN & Co.
CHARTERED SURVEYORS



**Floor Area – 52.68 sq.m (566 sq.ft) - IPMS3
£13,500 pax**

LOCATION:

This first floor office is situated in a building with established ground floor retail premises, on the northern side of Church Road and close to the junction with Stanmore Hill. Access to the office possible from the main Church Road entrance and also from the rear car park, accessed via Ray Gardens.

Stanmore has a multitude of shopping and restaurant facilities and is a highly regarded retail centre, with the benefit of a Sainsbury's and Lidl supermarkets with a broad selection of retail operators and wide selection of restaurants.

The area has good public transport facilities including bus routes to all the major surrounding urban areas including Brent cross, Harrow, Edgware and Watford. Stanmore Underground Station provides a quick link into Central London. There is quick vehicular access to the A41, A1 and M1 Motorway.

Regulated by RICS

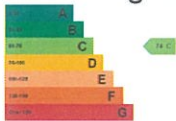
80 High Street, Bushey, Hertfordshire, WD23 3HD



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.



DESCRIPTION:	Immediately available, this first-floor office can be approached directly from Church Road or the car park/service yard at the rear of the building. This self-contained office suite is currently arranged as a number of individual rooms, providing flexibility for the user and has a small storage area. The rooms have Air Conditioning facilities and there is a private toilet. Floor Area - 52.68 sq.m (566 sq.ft)
USE:	Office (Class E use) with one unallocated parking space.
AMENITIES:	Self-contained 1st floor office suite Air Conditioning / Heating 1 Car parking Space, unallocated.
TERMS:	The property is offered with a new 5 year lease, effective FRI terms, subject to quarterly service charge payment.
RENT:	£13,500 pa exclusive of rates, subject to contract.
VAT:	VAT is not currently payable on the rent.
RATEABLE VALUE:	The rateable value is £7,100 and the local authority is Harrow
EPC:	EPC Rating C. 
LEGAL COSTS:	Each party will bear the responsibility for their own legal fees.
VIEWING:	Viewing is strictly by appointment only through the owners sole agent John Whiteman & Co LLP call 01923 247745 to arrange a viewing.

All offers and negotiations are made Subject to Contract

These particulars are intended only as a guide 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 quoted are exclusive of VAT.