

FOR SALE/TO LET

CONTEMPORARY GROUND FLOOR STUDIO OFFICE FOR SALE OR TO LET

UNIT 3 Artisan Place, 23 Ladysmith Road, Harrow HA3 5FE



Features

- 1,540 Sq Ft (143.07 Sq M)
- £675,000 for the Freehold/£35,000 Per Annum
- External Terrace and Gardens
- Full Kitchen
- Shower Facility
- Air Conditioned
- Allocated Parking
- Long Leasehold Sale

Summary

This self-contained ground floor office is fitted to provide high quality studio style work space with an good mix of open plan space, private offices and break-out areas.

Available immediately to buy or rent.



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COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
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Location

Artisan Place enjoys a quiet yet convenient location in Harrow. The development is in Ladysmith Road and is within a short walking distance of Harrow & Wealdstone station. This major railway hub offers a fast train service to Central London (Euston) within 15 minutes.

Description

Artisan Place is a mixed use development constructed in 2015 by Barratt Homes. The scheme includes a terrace of 5 commercial ground floor studio offices.

Unit 3 comprises 1,540 sq ft and is fitted out to a high and contemporary standard with a mix of open plan offices space, glass meeting rooms and generous break-out areas. There is a fully fitted kitchen, male and female WC's and a shower facility. The unit also benefits from an outside terrace and access to communal gardens. There is 1 allocated car parking space. Other benefits include full air conditioning, wood floors, under floor trunking, LED lighting, CCTV, UPVC double glazing.

Tenure

Freehold

Terms

Available by way of a long leasehold interest of 157 years from 2015 at an annual peppercorn ground rent. The asking price is £675,000.

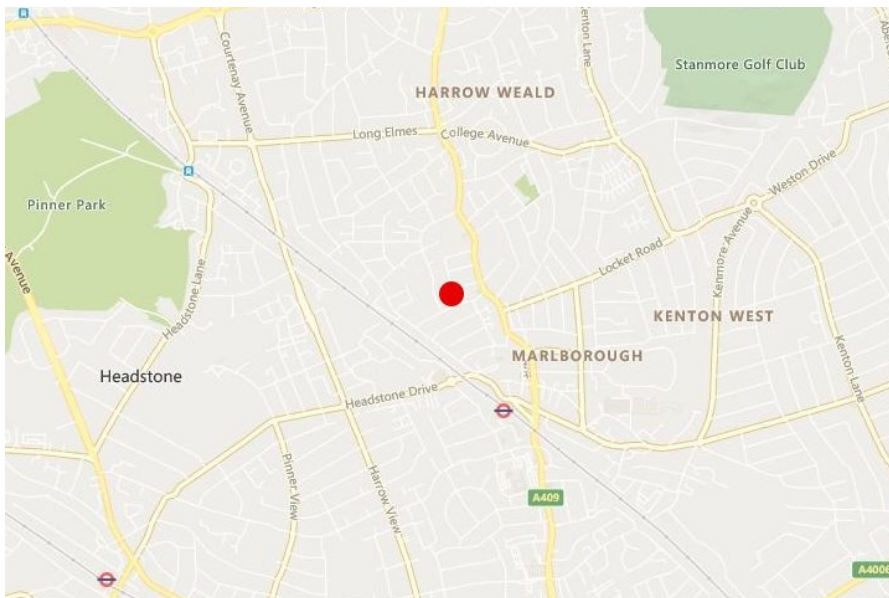
Alternatively, the offices can be leased on a term to be negotiated at an asking rent of £35,000 per annum.

Business Rates

Business rates London Borough of Harrow.

Rates Payable 2025 £9,367.50

Interested parties are advised to make their own enquiries with the local authority.



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Planning

The property has the new use class E and is suitable for office & studio use. The development has a planning use for Creative Industries. Further information is available from Chamberlain Commercial.

VAT

The sale will be subject to VAT.

EPC

D-94

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

Tony Chamberlain 07817 077077
tony@chamberlaincommercial.com



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