



- Self-contained ancillary offices available to let
- Located 0.6 miles to Harrow & Wealdstone Train Station
- Measure circa 3,000 sqft
- Include 3 car parking spaces
- Guide rent: £60,000 per annum (£20 per sqft)

### Description

The property comprises self-contained offices, which are ancillary to an industrial building (to the rear), and which are available to let in isolation to the industrial building.

The offices are arranged between a two storey building at the front, and a single storey building behind. The two storey building measures circa 1,000 sqft (over ground and first floor), and the single storey building measures a further circa 2,000 sqft. The offices are therefore circa 3,000 sqft in total.

The lay-out provides a mixture of open-plan and partitioned work spaces, with the accommodation in reasonable condition throughout. Access is provided via a gated courtyard entrance which also includes 3 car parking spaces.

### Location

The property is located on Tudor Road in Harrow & Wealdstone, HA3.

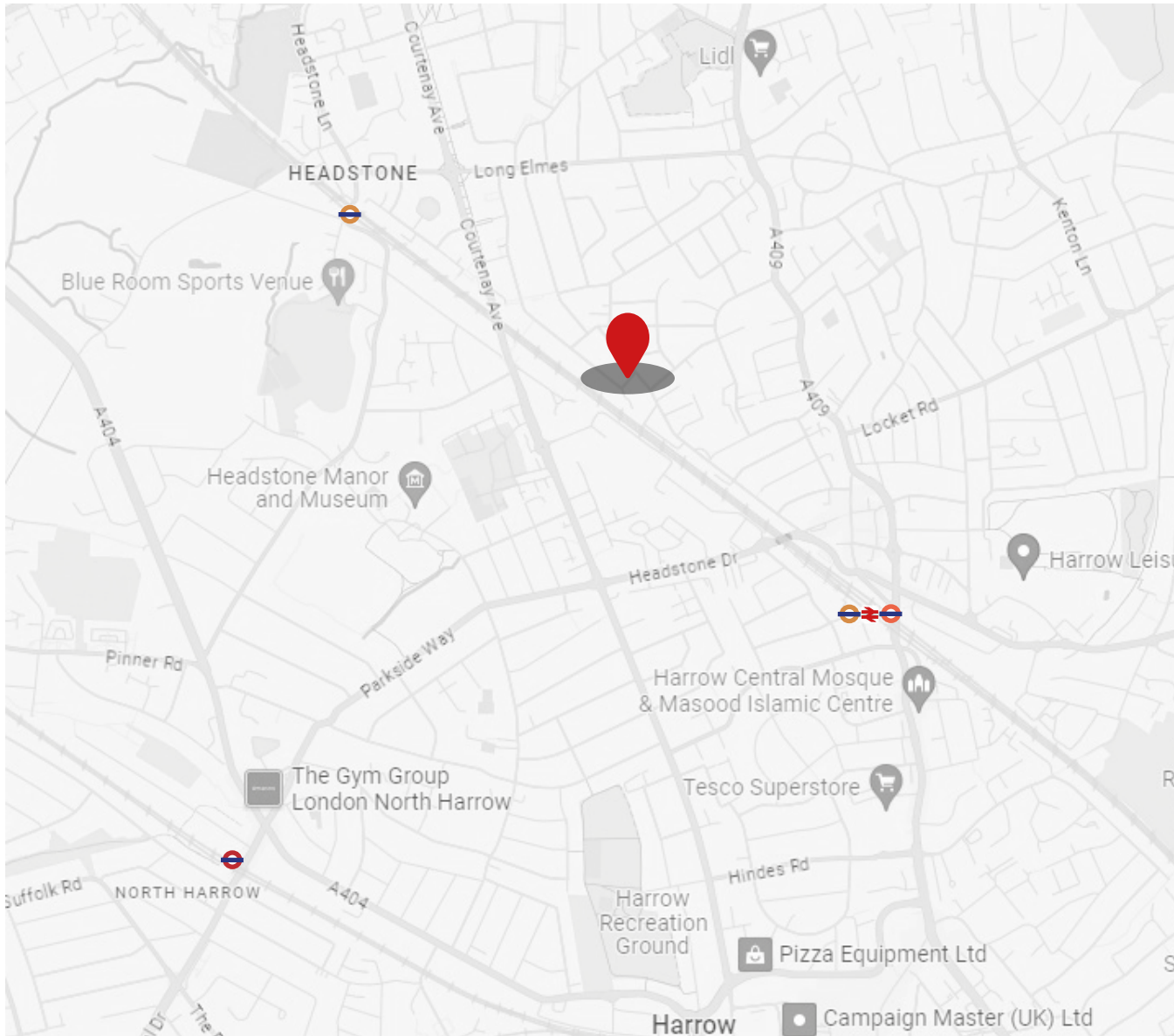
Tudor Road directly connects to Harrow & Wealdstone's High Street, which is home to multiple national businesses, including the likes of: Asda, Boots and Anytime Fitness.

In terms of public transport, Harrow & Wealdstone Station is situated 0.6 miles from the property, and provides connectivity to the London Underground (Bakerloo line) and Rail (Southern, West Midlands & London Overground lines). A direct and regular service is provided to Oxford Circus (in 37 minutes), Charing Cross (40 minutes) and Waterloo (44 minutes).

**2a Tudor Road, Harrow, Middlesex HA3 5PE**

Ancillary offices in Harrow & Wealdstone to let





## Terms

Guiding £60,000 per annum for a new Fully Repairing & Insuring (FRI) lease on further terms to be agreed. The quoting rent equates to £20 per sqft.

## Business Rates

According to the summary valuation effective 1st April 2023, the properties rateable value for the current period is £26,250. As such, we believe rates payable to be in the region of £13,000 per annum. Interested parties are advised to seek clarification from the Valuation Office Agency.

## EPC

The property sits within band 'E'. A copy of the EPC can be provided on request.

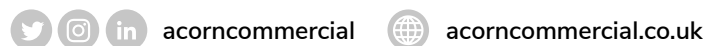
## Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



## Contact

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