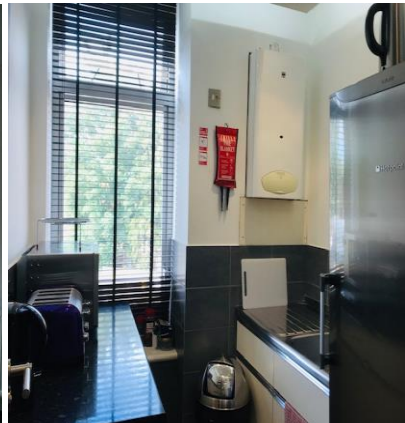


Phoenix House, Phoenix Business Centre, Rosslyn Crescent, Harrow HA1 2SP



Luxury serviced Offices to Let

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location

PHOENIX HOUSE is located within the gated Phoenix Business Park on Rosslyn Crescent, close to Harrow Civic Centre, and just a short walk from Harrow Centre, Harrow-on-The-Hill Station as well as Harrow and Wealdstone Station. It is also convenient for various bus routes in and out of Harrow.

Description

Phoenix House has a stunning entrance lobby and luxurious office suites on the ground and first floors, which are furnished and maintained to a high standard. There is onsite secure gated parking available.

CURRENT AVAILABILITY

Office 8 FF	190 sq ft	Suits 4 desks	Rent £593.75 pcm	Available Now
OFFICE 16 GF	205 sq ft	Suits 5 desks	Rent £683.33 pcm	Available Now

The offices are VAT applicable.

Term

- 12 month's Lease, to be taken in personal name/s
- Two months deposit
- Two month's rent in advance + VAT
- Photo ID -Copy of current passport
- Proof of home address- two utility bills within the last 3 months

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Amenities

- Inclusive of Air Con, gas, electricity, water, broadband, Business Rates and cleaning.
- Exclusive of Telephone lines and parking.
- Unfurnished
- On site management, CAT 5 cabling, Security via CCTV monitored by Securitas
- Communal areas are cleaned everyday Mon-Fri
- Offices are cleaned on alternative days Mon-Fri
- The offices have 24 hr access
- Gated secure offices and parking.

Parking

Onsite secure parking available for £60 pspm

Viewing

Viewing is by appointment only. For any enquiry or to arrange a viewing please contact agents ASHTON FOX COMMERCIAL. Please call us on **0208 238 5588** or email us on sales@ashtonfox.co.uk

Note: These details are for guidance only and should not be relied upon before inspection and full information supplied. They do not constitute part of an offer or contract. All figures quoted are exclusive of VAT where applicable.

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