

**A3 Livingstone Court
55 Peel Road, Wealdstone, Harrow HA37QT**



**Self -Contained First Floor Office Suite
845 sq ft approx. Rental £20,000 + VAT pa exclusive**

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 – Email: sales@ashtonfox.co.uk – commercials@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

Livingstone Court is a small block of 6 office units, located in Harrow Wealdstone, towards the end of Peel Road, a quiet mostly residential street. It is only a 6-7 min walking distance from Harrow and Wealdstone Station. The Peel Road multi story carpark is just across the road, and the Wealdstone high Street shops, restaurants and take-aways are just 5 mts walk across the carpark.

Description

The self-contained first floor Office Suite includes a central open plan office space plus 3 separate individual offices, and one toilet. The suite is available unfurnished, has double glazing, gas central heating, laminate flooring, and cat 5 cabling. The building has a central gated courtyard with secure parking and 24/7 access.

Rent & Rates

The Rent is £20,000 + vat per annum, exclusive. (£23.66 psf)

Business rates payable are currently £5,239 pa approx. It is advised that tenants make their own enquiries from Harrow Council to confirm this.

Service charge

There is a service charge of £1,100 per annum which includes the building insurance.

Other charges

There will be other one-off charges:

Car park surfacing £650 approx. (done 5 yearly)

Building exterior Maintenance and painting £850 approx (done 5 yearly)

Parking

There are 2 allocated spaces in onsite gated Car park included in the rent.

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Tenure & Terms

Leasehold. A new 6 years Lease will be given with a break and rent review at 3 years.

CEPC

The CEPC energy rating is 85 D (76 –100), valid until 24 Apr 2033.

FLOOR PLAN

Available

Availability & Viewing

Available to let.

Viewing is strictly by appointment through sole agents **Ashton Fox Commercial**. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk

Misrepresentation Act 1967 These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. The internal images are representative of the units and may not be of the exact unit described in the above particulars. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.

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