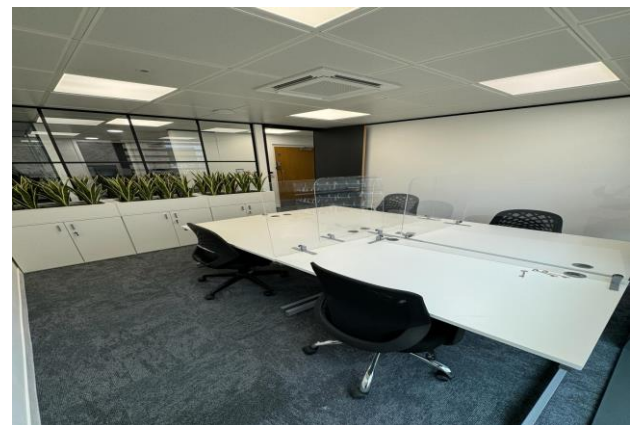


Unit 6 Bradburys Court, Lyon Road, Harrow HA1 2BY



Offices To Let in Harrow Town Centre

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.

OFFICES TO LET in this modern office building on Lyon Road, just off Harrow Town Centre, close to all amenities including high street retailers, restaurants, coffee shops, banks and main post office. It is very convenient for public transport.

Harrow on the Hill underground station (Metropolitan Line) is a 5 mt walk (0.2m). It is also convenient for many bus routes on surrounding roads including Station Road and the A409 Shepcote Road.

Description

The building and offices are very modern with state-of-the-art fittings. They have large plate glass windows, with a front and side aspect of the surrounding area, plenty of natural light and fresh air. The entrance hall, and offices are carpeted, with gas central heating, air conditioning, suspended ceilings and LED lighting. They are available furnished or unfurnished. There is a lift to all floors.

Current Availability

4th Floor, Unit 6

Office 1	172 sq ft	Suits 3/4 desks	£640 + vat pcm
Office 2	199 sq ft	Suits 5/6 desks	£740 + vat pcm

The Rent is inclusive of utilities, Rates, broadband and cleaning of communal areas
It is exclusive of Tel lines.

Tenure & Terms

12 months Licence, no break

2 months Deposit

1 month Advance

Rent payable monthly in advance by Direct Debit

2 months' notice required in writing to leave at the end of the term.

Availability & Viewing

The offices are available to Let immediately. Viewing is by appointment only.

Please contact **ASHTON FOX COMMERCIAL** to arrange a viewing.

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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