

## Stanmore Business & Innovation Centre Howard Road, Stanmore HA7 1BT



### Serviced Offices to Let

[www.ashtonfox.co.uk](http://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](mailto: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

This office building is on Howard Road, just off the dual carriage of Honeypot Lane. It is at a 2 mts walk to Canons Park Tube, (Jubilee Line) and 3 stops to Wembley Park, providing excellent transport links to central London via the Jubilee Line. It lies within easy reach of the M1 and the A406 North Circular Road.

## Description

Stanmore Business & Innovation Centre is a superb modern space set in beautiful grounds with a lake and gardens.

It is a thriving business centre with a large, impressive Reception and a variety of large open plan or partitioned office suites tailored to suit the needs of each client.

If required, the management can provide support to tenants to facilitate the growth of start up businesses whether it be making them aware of local funding that might be available to them or inviting the tenants to a networking event.

## Main Features

- Passenger Lift
- W.C.'s on every floor
- Shower facilities (for cyclists)
- Car Park to the rear
- Meeting room hire
- Communal Kitchenettes
- 24 hr access

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## CURRENT AVAILABILITY

Available Space	Approx size (sq ft)	Desk Recommendation	Price Per Month ex VAT
<b>Phase 1:</b>			
W01	978	15-20	£3650
Suite 107	185	3-4	£695
Suite 109	445	6-8	£1800
Suite 203	252	4-5	£850
Suite 204	255	5	£960
Suite 213	185	3-4	£695
Suite 214	185	3-4	£695
Suite 215	185	3-4	£695
Suite 216	190	3-4	£715
Suite 302	188	3-4	£700
Suite 307	185	3-4	£695
Suite 310	190	3-4	£715
Suite 311	139	1-2	£550
Suite 315	185	3-4	£695
Suite 316	185	3-4	£695
Suite 317	185	3-4	£695
Suite 318	187	3-4	£695
Suite 319	212	3-4	£800
<b>Phase 2:</b>			
Suite 1002	701	12-14	£2630
Suite 2001A	350	6-7	£1315
Suite 2003	350	6-7	£1315
Suite 2004	835	14-16	£3150
Suite 3000	2616	20+	£9200
Suite 201B	350	6-7	£1315
Suite 203B	350	6-7	£1315
Suite 204A	350	6-7	£1315
Suite 204B	350	6-7	£1350
Suite 304	701	12-14	£2630
<b>Phase 3:</b>			
Retail Unit 3	1219	Retail Unit	£4575

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## Rent Includes

Central heating  
Electricity (unless usage is above normal)  
Water (unless usage is above normal)  
Cleaning of common areas  
Car park (subject to availability)

## Additional Payable Facilities

Office furniture  
Internet  
Telecoms

## Parking

There is additional unrestricted parking in the vicinity. There is some metered parking on Whitchurch Lane as well as an NCP car park behind Canons Park Tube Station which is a few minutes from the centre.

## Viewing

Viewing is strictly by appointment only, please call ASHTON FOX COMMERCIAL on **0208 238 5588** or please email us on [sales@ashtonfox.co.uk](mailto:sales@ashtonfox.co.uk) to arrange a viewing.

### *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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