

A photograph of a large, empty office suite with a dark blue carpet and a ceiling with several recessed circular lights. There are windows on the left and right walls, and a doorway is visible on the right side. The image is overlaid with a semi-transparent dark blue filter.

To Let

**Office Suite - 87 Kenton Road
Kenton, Harrow
HA3 0AH**

TO LET

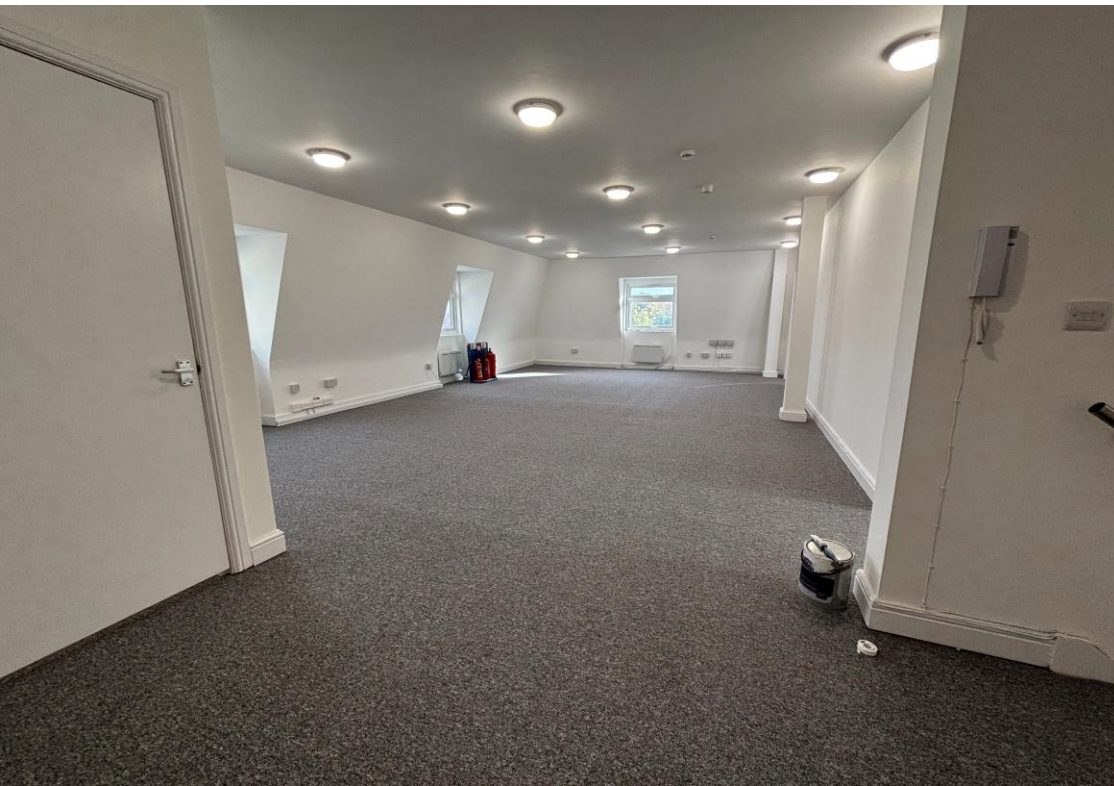
970SQ FT

Newly Refurbished Second floor self contained private office suite to be offered on a new lease.

The unit is suitable for various uses, STP.

Key Features

- Triple aspects windows
- Prime High Street Location
- Easy access to Central London
- Close to Underground Train Stations
- Available on a new lease

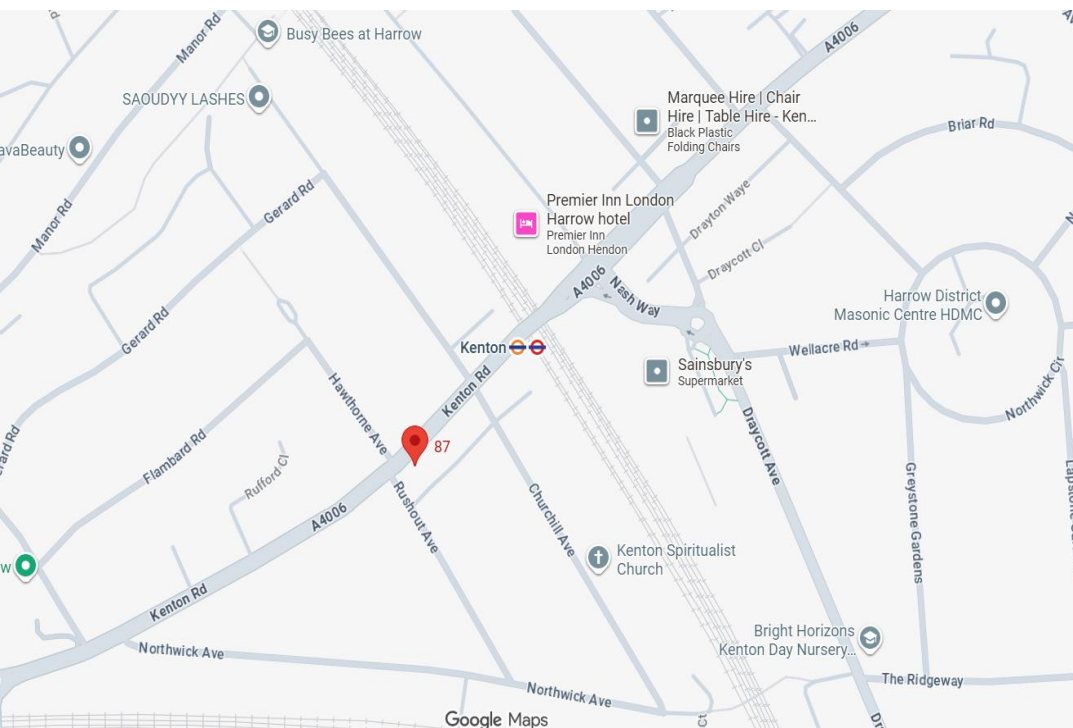




Description

The building offers a purpose designed business unit located on the 2nd floor arranged to offer versatile facilities and create an airy atmosphere with windows on 3 sides that makes working within the building a stimulating and pleasant environment.

The workspace has good ceiling height is currently laid out to provide a main office area with 2 small private offices, its own kitchenette and private WC's. The suite is offered as offices, but the space can be utilised for other business purposes, i.e. medical, fitness, etc.



Location

The property is located in a very well-established business area in North London, conveniently close to Northwick Park Tube Station (Metropolitan Line) and Kenton Station (Bakerloo & National Rail & Overground), in the London Borough of Brent. The building is additionally close to the Sainsbury Superstore, with the benefit of additional cafes, restaurants and a number of local shops in the immediate vicinity.

Harrow Town Centre is approximately 1 mile away from the property, which is well served by public transport is easily accessible to Central London, Harrow on the Hill, and Wembley Stadium while the M1 and M40 motorways are also conveniently close by.

The property in addition is extremely well served by numerous bus routes which pass immediately outside the property.

[Google Maps Link](#)

Accommodation

Self contained office suite

Floor Area GIA (approx.)	970 sq ft	90 sq m
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Lease	New Lease
Rent	£18,000 pax
Rates	Rateable Value £10,750 – applicants should rely on their own searches
Terms	To be agreed
VAT	Not applicable
EPC	Available Upon Request
Legal Costs	Each party to be responsible for their own legal costs

Contact

Jonathan Sandrove

07595 288879

js@sandrove.co.uk

Howard Sandrove

07836 539993

hs@sandrove.co.uk

www.sandrove.co.uk

info@sandrove.co.uk

020 3488 7411