

# FOR SALE

**FREEHOLD OFFICE BUILDING IN POPULAR COURTYARD DEVELOPMENT IN HARROW TOWN CENTRE.**

**2 JARDINE HOUSE** Harrovian Business Village, Bessborough Road, Harrow HA1 3EX



## Features

- 2,479 Sq Ft (230.3 Sq M)
- £1,175,000 for the Freehold
- Good Condition
- Air Conditioned
- Vacant Possession
- Close to Tube Station

## Summary

2 Jardine House forms part of the Harrovian Business Village, a courtyard office development located close to Harrow-on-the-Hill Station and the town centre shops.

The building is 2,479 sq ft arranged over 3 floors with 6 car parking spaces.

Available for sale freehold at £1,175,000 subject to contract.



**Chamberlain**  
COMMERCIAL

**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** [info@chamberlaincommercial.com](mailto:info@chamberlaincommercial.com) **W** [chamberlaincommercial.com](http://chamberlaincommercial.com)

# FOR SALE

## FREEHOLD OFFICE BUILDING IN POPULAR COURTYARD DEVELOPMENT IN HARROW TOWN CENTRE.

**2 JARDINE HOUSE** Harrovia Business Village, Bessborough Road, Harrow HA1 3EX

### Location

The Harrovia Business Village is located on Bessborough Road and close to the junction with Lowlands Road and the BP Garage Roundabout. This is a quiet location within the town centre and within walking distance of Harrow-on-the-Hill Underground Station (Metropolitan & Mainline) and the multiple shopping and leisure facilities of Central Harrow.

### Description

Harrovia Business Village is an attractive gated office development in Harrow Town Centre. The scheme consists of a range of 3 storey office buildings arranged around a central courtyard car park. The development is meticulously maintained with garden landscaping.

2 Jardine House is offered in good decorative order with upgraded features including air conditioning and additional WC facilities installed to each of the 3 floors.

### Tenure

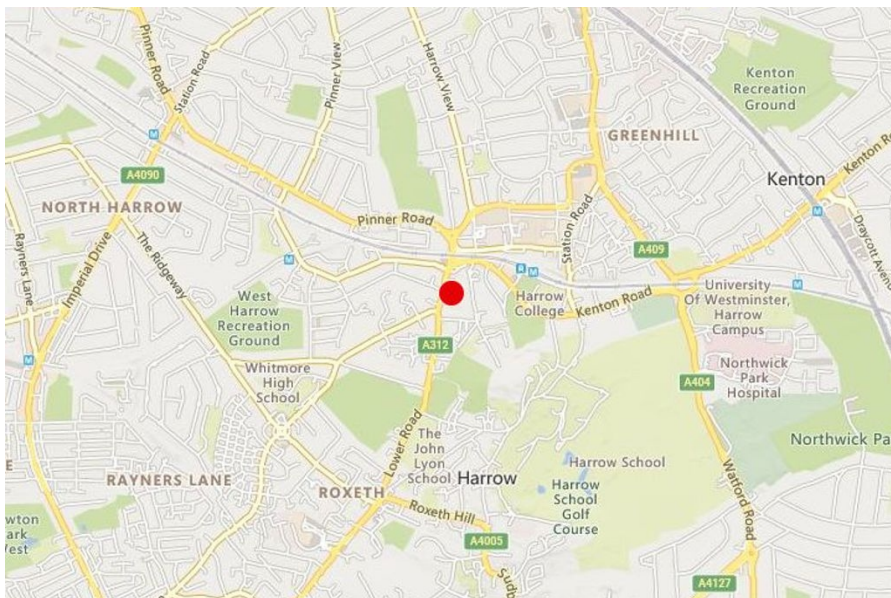
Freehold

### Terms

The property is for sale freehold with full vacant possession. The asking price is £1,175,000 (One Million, One Hundred and Seventy Five Thousand Pounds). VAT will be added to the purchase price.

### Business Rates

London Borough of Harrow. Rateable Value £52,000.  
Rates payable 2026/27 £28,600.



# FOR SALE

## FREEHOLD OFFICE BUILDING IN POPULAR COURTYARD DEVELOPMENT IN HARROW TOWN CENTRE.

**2 JARDINE HOUSE** Harrovian Business Village, Bessborough Road, Harrow HA1 3EX

### Planning

The property is suitable for office use only (E Class).

### VAT

The property is elected for VAT.

### EPC

Energy Rating C.

### Viewing

Strictly by prior appointment via sole agents Chamberlain Commercial - 0208 429 6899.

### Contact

Tony Chamberlain 07817 077077  
tony@chamberlaincommercial.com



PROPERTY MISREPRESENTATION ACT Chamberlain Commercial (UK) Ltd and for the vendors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; 5. No person in the employment of Chamberlain Commercial (UK) Ltd has any authority to make or give any representations whatsoever in relation to this property or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendors; 6. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn;



### For further information please contact:

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** info@chamberlaincommercial.com **W** chamberlaincommercial.com