



## 2ND FLOOR, CERVANTES HOUSE

5-9 Headstone Road, Harrow, HA1 1PQ

A well finished office conveniently located near St George's Shopping Centre, Harrow on the Hill and West Harrow Station.

1,383 SQ FT

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# Summary

<b>Available Size</b>	1,383 sq ft
<b>Rent</b>	£41,450 per annum Inclusive of service charge.
<b>Business Rates</b>	This property is exempt of business rates under small business rates relief.
<b>EPC Rating</b>	D

## Key Features

- Air conditioning
- Very close to Harrow shopping centre
- Within a 15 minute walk of West Harrow Station
- 350 metres from Harrow on Hill Station
- Elevator access
- Two allocated parking spaces
- WC and shower facilities

## Description

A modern 2,119 ft2 office with glass partitions on the second floor of Cervantes House.

The office is serviced by an elevator and an occupier would benefit from air conditioning and central heating as well as WC and shower facilities.

There is covered parking for two cars.

## Location

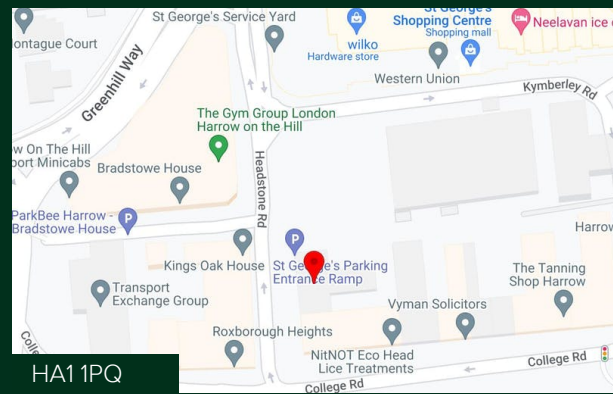
Cervantes House is located very close to St George's and St Ann's shopping centres and Harrow town Centre.

The property is well serviced by rail being 350 metres from Harrow-on-the-Hill Station (Metropolitan Line) and a 20 minute walk from Kenton Station (Overground and Bakerloo).

Its position near the intersection of several A roads (A404, A312, A4005) makes access by car convenient. Bus services operate throughout the area.

## VAT

Plus VAT.



## Viewing & Further Information

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