

**TO
LET**

**MASTERS HOUSE
1 MARLBOROUGH HILL
HARROW, HA1 1UX**



OFFICE BUILDING – SMALL UNITS AVAILABLE

| Key Features

- (0.7 miles) Harrow & Wealdstone Station
- 24 hr access
- Kitchen and toilet facilities
- CCTV
- Inclusive of VAT

For further information, please contact:

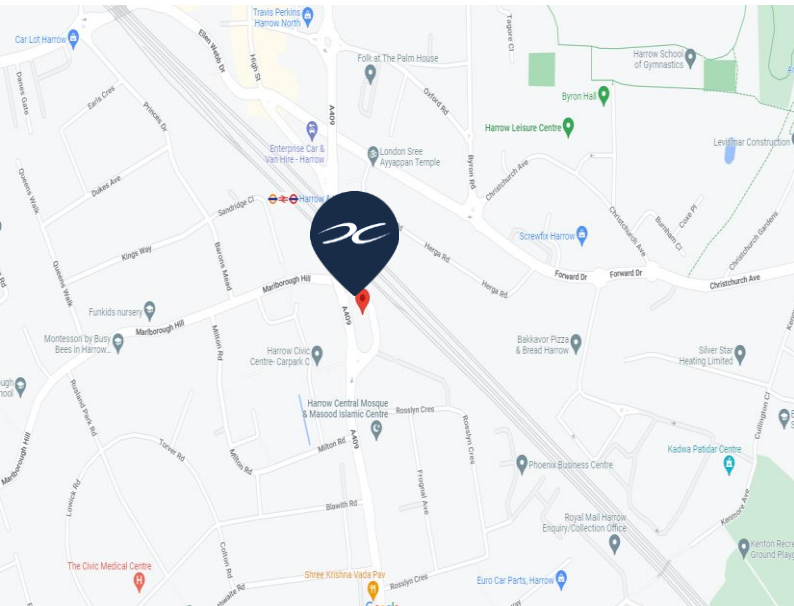

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Location

The premises is located at the junction of Station Road and Marlborough Hill in Harrow. It is adjacent to Harrow Mosque and opposite Harrow Civic Centre. The premises are 0.2 miles from Harrow & Wealdstone station which is served by the London Overground and London Underground via the Bakerloo Line. The Overground and Bakerloo Line's provide access to Willesden Junction and Queens Park.

Description

This office building comprises of 6 available suites over Ground, first and third floor. Each floor has the benefit of male and female W/C's and a small kitchen. All suites are self contained and are available on an all-inclusive basis.

The building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob.

Reception Hours: Monday – Friday 9:00am – 6:00pm

Floor Areas

		Rent pcm inclusive of VAT
Ground floor	1 person office (51 Sq ft)	£350.00
First floor	1 person office (51 Sq ft)	£350.00
	2-person office (75 Sq ft)	£500.00
Third Floor	1 person office (53 Sq ft)	£360.00
	4–5-person office (108 Sq ft)	£660.00
	4–6-person office (130 sqft)	£800.00

Terms

The office suites are available on a 12-month contract. Six weeks deposit and one months rent in advance will be requested upon agreed terms.

The offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use.

Viewings

Strictly by appointment through sole agents.

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