

# MASTERS COURT, LYON ROAD, HARROW, HA1 2BU

**COMMERCIAL UNITS FOR SALE  
FROM 2,377 SQFT / 220.9 SQM**

**dc**  
david charles  
property consultants

**020 8866 0001**



## LOCATION

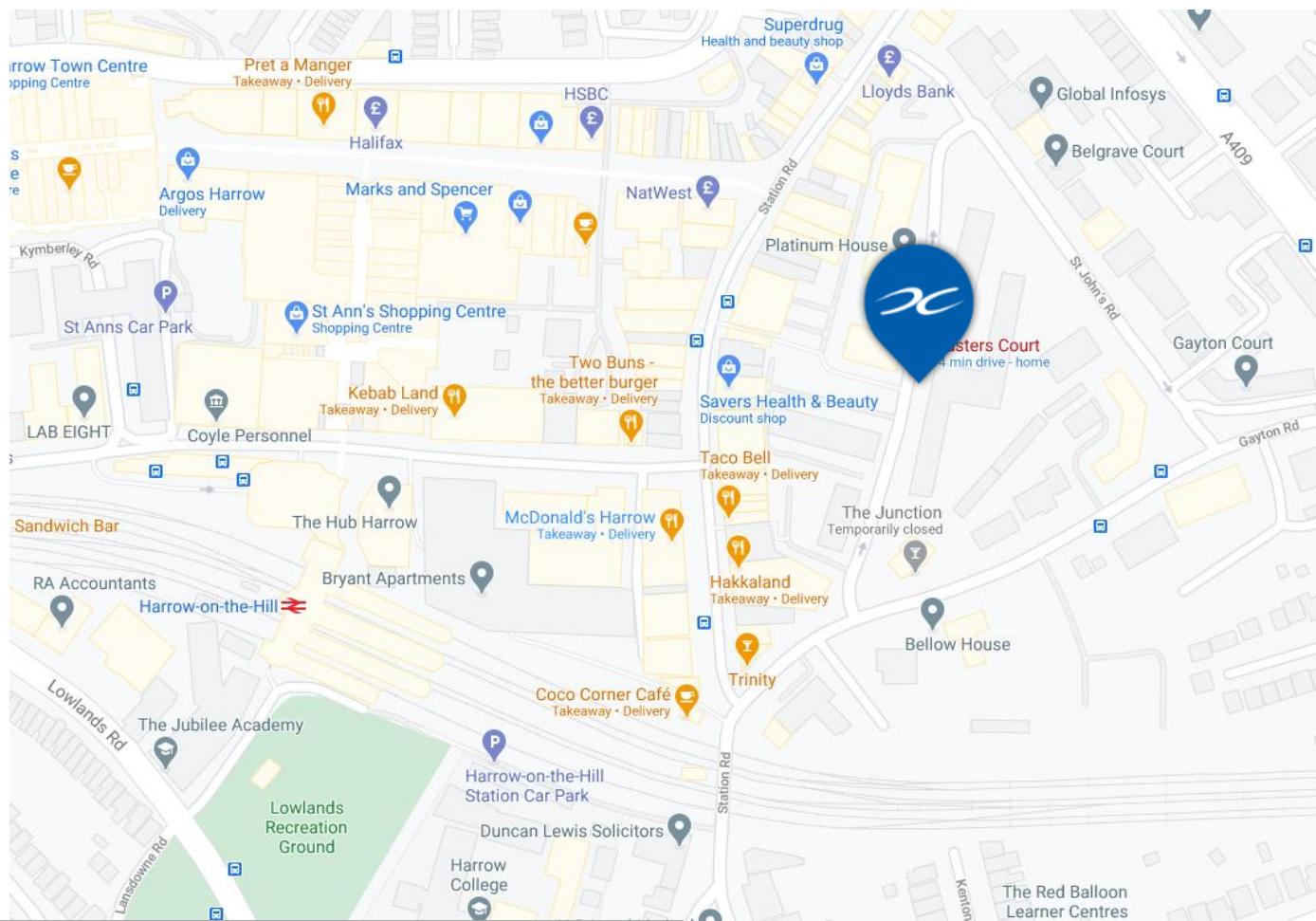
The commercial development is located in the Town Centre of Harrow, approximately 14 miles North West of Central London and 4 miles from Wembley Stadium. Just a 3 minute walk from Harrow on the Hill station with travel links to Baker Street in 20 mins. There are also public car parks and zoned parking nearby Masters Court.

## DESCRIPTION

Masters Court is a commercial development which currently has 5 units available as single or multiple units ranging from 2,377 sqft to 12,724 sqft. Each unit is 2 storeys with street level access. The available units are suitable for offices, medical, education, gym, restaurant or retail spaces (use Class E). Each unit is also offered on a new 999 year lease (virtual freehold). Units are provided as shell and core condition. A developers fit-out package is available at additional cost.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

 RICS



## FLOOR AREA / AVAILABLE UNITS

	Ground Floor	1 <sup>st</sup> Floor	Price
<b>Unit 2</b>	1,358 sqft	1,108 sqft	£1,110,000
<b>Unit 3</b>	1,282 sqft	1,317 sqft	£1,170,000
<b>Unit 4</b>	1,106 sqft	1,271 sqft	£1,070,000
<b>Unit 5</b>	1,304 sqft	1,400 sqft	£1,217,000
<b>Unit 6</b>	1,240 sqft	1,338 sqft	£1,335,000

## TENURE

Each individual unit is available to purchase as a whole on a new 999 year lease (virtual freehold). Multiple units may be available on request.

## RATES

Interested parties are advised to contact the Local Authority directly prior to any legal commitment.

## VIEWINGS

Strictly by appointment only through sole agents:-

George Moriarty

D: 020 8429 9003

E: [george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

