



To Let

**2 Peterborough Road
Harrow
HA1 2BQ**

TO LET

1688 sq ft (157 sq m) NIA.

Entire commercial building to be offered on a new lease. The unit is suitable for various uses, STP.

Key Features

- Extensive frontage
- Prominent corner position
- Town Centre location
- Class E (use)
- Small court-yard.
- Available on a new lease



2 Peterborough Road, Harrow, HA1 2BQ



Description

The property is arranged on Ground and 2 upper floors, having the benefit from dual frontages to Peterborough Rd and Grove Hill Road and provides for a total of 1,725 sq ft.

The building is currently arranged on Ground floor to provide for a sales/office area, whilst the upper floors have been sub-divided into a number of rooms, which have the potential to be used for residential subject to consent.



Location

Occupying a prominent corner location in Harrow Town Centre which is strategically located in North-West London and affords excellent access to Central London, Heathrow Airport and the national motorway network The property is situated close to the thriving Town Centre with excellent shopping facilities interspersed with numerous restaurants. The surrounding area has recently undergone a dramatic transformation with numerous residential developments close by.

The building is located only a few minutes walk from Harrow-on-the-Hill Station which offers Metropolitan Line services to Baker Street, the City, Amersham and Uxbridge as well as the Chiltern Line to Marylebone and Aylesbury. Harrow is easily accessible by car being only a short drive from the M1, A1, A40 and A406(North Circular Rd).

[Google Maps Link](#)

Accommodation

(VOA measurements - NIA)

| | | |
|------------------------|-------------------|-----------------|
| Ground Floor | 495 sq ft | 46 sq m |
| First Floor | 593 sq ft | 55.1 sq m |
| Second Floor | 600 sq ft | 55.8 sq m |
| Total (approx.) | 1688 sq ft | 157 Sq m |

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|--------------------|--|
| Lease | New Lease |
| Rent | £35,000 pax |
| Rates | Rateable Value £28,750 (Rates Payable £14,346.25) |
| Terms | To be agreed |
| VAT | No VAT payable |
| EPC | Available Upon Request |
| Legal Costs | Each party to be responsible for their own legal costs |

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