

To Let

Freetrade House

2 Lowther Road

Stanmore

HA7 1EP

TO LET

Office Business Units

Key Features

- Modern Business Office Accommodation
- Convenient Location
- Near Proximity to Queensbury Station
- Fully Fitted Air Conditioning .





Description

Freetrade House offers purpose designed business units arranged to offer versatile facilities and create an atmosphere that makes working within the building a stimulating environment.

A fully serviced lift serves all floors. Each workspace has good ceiling height, its own kitchenette and private WC. The units are offered as offices, but the space can be utilised for other business purposes. Parking is available offsite at the train station car park, and at Morrisons (by way of arrangement), the building also offers the use of bike rack.

AMENITIES

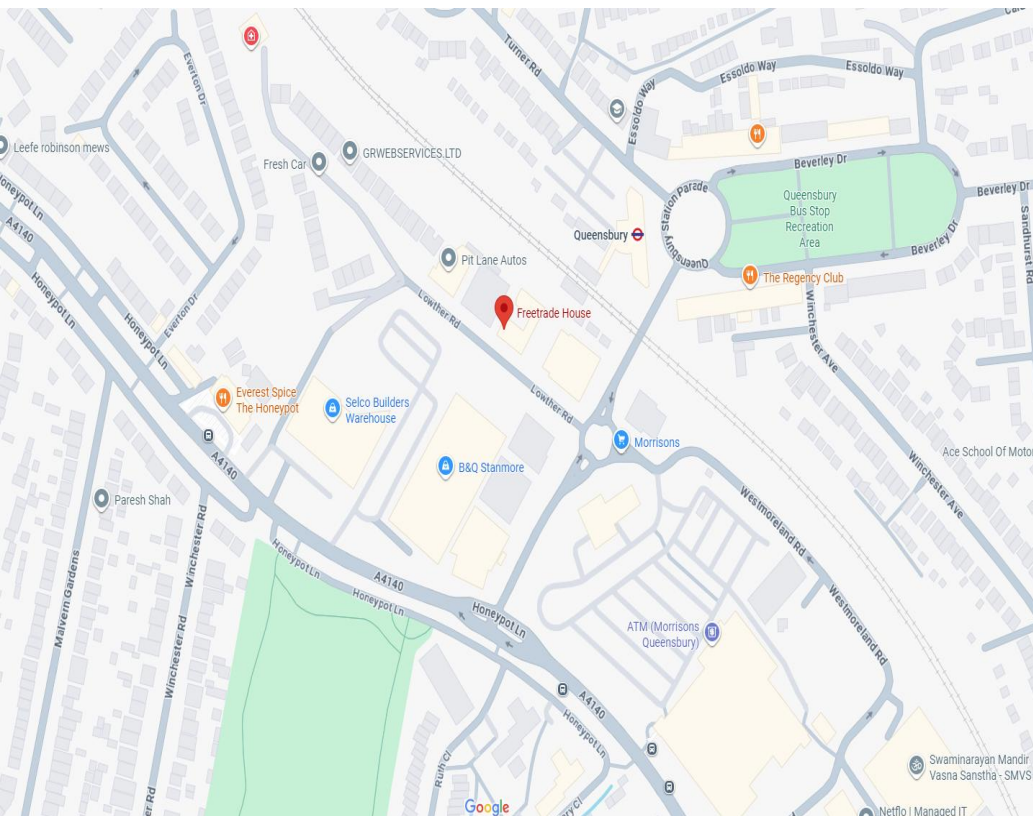
- Air-conditioned / Heating System
- Suspended ceilings
- Perimeter Trunking

Location

Freetrade House is situated in a very well-established business area in North London, conveniently close to Queensbury Tube Station (Jubilee Line) in Stanmore, in the London Borough of Brent. The building is additionally close to the Morrisons Superstore, with the benefit of additional cafes, restaurants and a number of local shops in the near vicinity.

Stanmore Town Centre is approximately 1 mile away from the property, which is well served by public transport is easily accessible to Harrow on the Hill, Northwick Park train stations and Wembley Stadium while the M1 and M40 motorways are also conveniently close.

[Google Maps Link](#)



Accommodation

We are offering 2 separate suites

Ground Floor Office Suite	400 sq ft	37 sq m
First Floor Office Suite	400 sq ft	37 sq m
Total	800 sq ft	74 sq m

Lease	A new direct lease from the landlord is available
Rent	£14,000 pax for each suite inclusive of service charges
Rates	Rateable Value £5,800 (SBRR may apply)
VAT	VAT is not payable
EPC	Available Upon Request
Legal Costs	Each party to be responsible for their own legal costs

Contact

Viewing strictly by
appointment only

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Subject to Contract