

South Harrow **Chartergate and** **Northgate House** **70/72 Northolt Road** **Greater London** **HA2 0DW**

- **Freehold Office Investment**
- Let to the Metropolitan Police Authority
- Two office buildings totalling 1,576 sq m (16,964 sq ft)
- Car park with 42 spaces
- Adjacent to the Police Station
- Asset management opportunity or may suit owner occupier
- Total Current Rents Reserved **£193,470 pa**

On the instructions of J Gershinson FRICS and Louisa Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop

Tenure
Freehold.

Location

South Harrow is a popular Greater London suburb, situated 10 miles west of Central London and 1.5 miles north of the A40 (Western Avenue), which in turn gives direct access to the M25 motorway. South Harrow is served by the A312 which connects to Harrow, 2 miles to the north-west and the A40 is to the south. The property is situated on the north side of Northolt Road to the south of the junction with Shaftesbury Avenue and less than half a mile from South Harrow Underground Station (Piccadilly Line). There is a Eurotraveller Premier Inn adjacent, a Waitrose nearby and other office buildings in the vicinity.

Description

The property comprises two buildings arranged on ground and three upper floors to provide offices with lifts serving all floors and WCs. Chartergate House inter-communicates with the adjoining Police Station at first floor level. The property benefits from an on-site gated car park with 42 spaces.

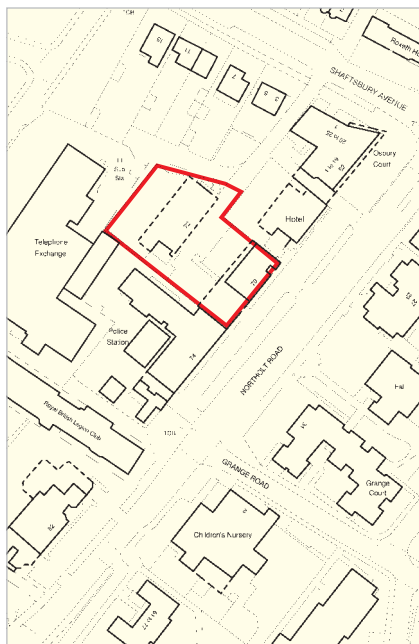
VAT

The Receivers understand VAT is not applicable to this lot. Please refer to the Special Conditions of Sale.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Chartergate House	Metropolitan Police Authority	Ground Floor	99 sq m	(1,066 sq ft)	10 years from and including 19.09.2002 FR & I	£115,000 p.a.	Holding over
		First Floor	285 sq m	(3,068 sq ft)			
		Second Floor	289 sq m	(3,110 sq ft)			
		Third Floor	186 sq m	(2,002 sq ft)			
		Sub-total	859 sq m	(9,246 sq ft)			
Northgate House	Metropolitan Police Authority	Ground Floor Entrance only			15 years from and including 15.01.2001 FR & I	£78,470 p.a.	Reversion 2016
		First Floor	268 sq m	(2,884 sq ft)			
		Second Floor	264 sq m	(2,842 sq ft)			
		Third Floor	185 sq m	(1,992 sq ft)			
		Sub-total	717 sq m	(7,718 sq ft)			
		Total	1,576 sq m	(16,964 sq ft)		Total £193,470 p.a.	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Martha Williams, Berwin Leighton Paisner. Tel: 0203 400 4530 e-mail: martha.williams@blplaw.com



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