



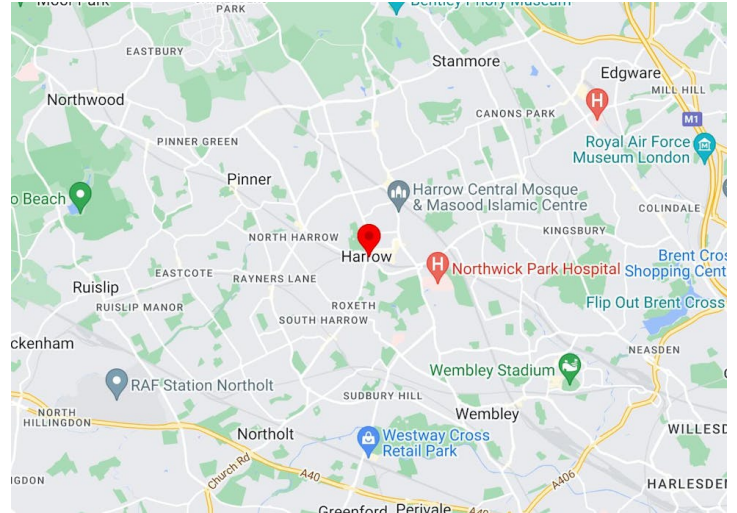
Recently refurbished
office suites & reception
available now

- Walking distance to Harrow on the Hill Station
- Impressive ESG credentials (EPC B / BREEAM Very Good)
- Recently refurbished office suites & reception

166 College Road

Harrow, HA1 1BH

**AVISON
YOUNG**



Summary

Available Size	1,464 to 9,856 sq ft / 136.01 to 915.65 sq m
Rent	£29.50 per sq ft
Rates Payable	£13 per sq ft
Service Charge	£11.99 per sq ft
EPC	B

Location

166 College Road, Harrow is located just 5 minutes walk from Harrow-on-the-Hill Station. Central London can be reached via the Metropolitan Line in approximately 20 minutes.

There are a range of cafes and restaurants within walking distance of the office including: Nando's, Costa Coffee, Steak Out, Chill on the hill, Cafe Nero and the Kingsfield Arms. Leisure facilities include a Fitness First and Gold's Gym plus a Vue Cinema complex.

The 2 shopping centres St George's and St Anne's are each within a short walk and offer further carparking should it be required.

Property Highlights

3 Suites available; refurbished & part fitted. Availability June/July 2022.

166 College Road is a modern office building constructed in the late 1980's. It was fully refurbished in 2016 to include all new air conditioning and a remodelled reception area. 166 College Road is a modern office building constructed in the late 1980's. It was fully refurbished in 2016 to include all new air conditioning and a remodelled reception area.

- VRF air conditioning - Metal tile suspended ceilings - LED lighting on PIR motion sensors - BREEAM rating Very Good - 2 x 10 passenger lifts - WC's and Shower Facilities - 9 car parking spaces per suite - Communal bicycle parking

Accommodation

Name	sq ft	sq m	Availability
3rd - Part	4,144	384.99	Available
2nd - Part	4,248	394.65	Available
Ground - Part	1,464	136.01	Available
Total	9,856	915.65	

Amenities & Specifications

- _ Car Parking: Yes
- _ Total parking spaces: 18

EPC

Available on request.

Viewings

Strictly by appointment via the Joint Agents only.



Angus Malcolmson

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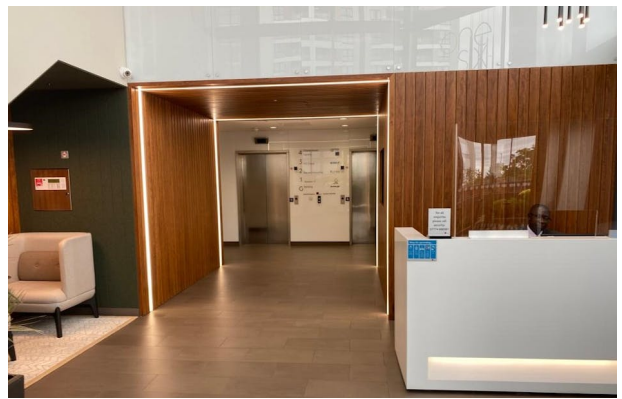
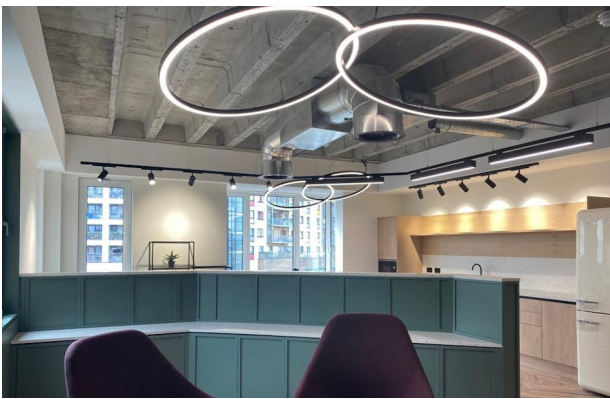
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