



Office To Let, Harrow

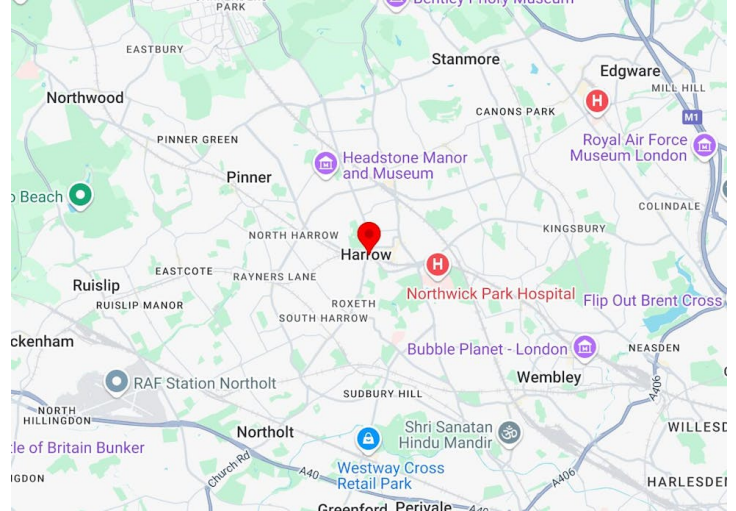
- Modern offices
- VRF air conditioning
- BREEAM rating "Very Good"
- Showers and cycle storage
- Parking
- Good levels of natural light
- Remodelled reception space
- 5 minutes' walk to Harrow-on-the-Hill

Station

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 | £13.51 per annum 2024 |
| Service Charge | £11.99 per sq ft |
| BER | 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 cafés and restaurants within walking distance of the office including: Nando's, Costa Coffee, Steak Out, Chill on the hill, Café 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

Three suites of 1,464 sq. ft, 4,144 sq. ft, and 4,248 sq. ft available to let, refurbished and part fitted. 166 College Road is a modern office building constructed in the late 1980's which was fully refurbished in 2016, to include all new air conditioning and a remodelled reception area. The building has achieved BREEAM "Very Good" status and features showers, bicycle storage and car parking. There are bright, modern finishes throughout, with good levels of natural light.

Accommodation

| Name | sq ft | sq m | Availability |
|---------------|--------------|---------------|--------------|
| 2nd - Part | 4,248 | 394.65 | Available |
| 3rd - Part | 951 | 88.35 | Available |
| Ground - Part | 1,464 | 136.01 | Available |
| Total | 6,663 | 619.01 | |

Amenities & Specifications

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

Specification

VRF air conditioning Metal tile suspended ceilings LED lighting on PIR motion sensors For full specification details, please speak to one of our agents.

Viewings

Strictly by appointment via the Joint Agents only.



Angus Malcolmson

020 7911 2763 | 07836 627 477
angus.malcolmson@avisonyoung.com



Harry Bird

+44 758 673 5616
harry.bird@avisonyoung.com



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.