



**Prominent air conditioned offices**

OneSixSix / College Road / Harrow HA1 1BH



## DESCRIPTION

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.

Harrow is one of the most vibrant office markets in north west London, known for its excellent amenities including two shopping centres and efficient access into central London via the Metropolitan line and Chiltern Line overland service into Marylebone in 16 minutes. The town has been transformed in recent years by considerable investment.



Third floor



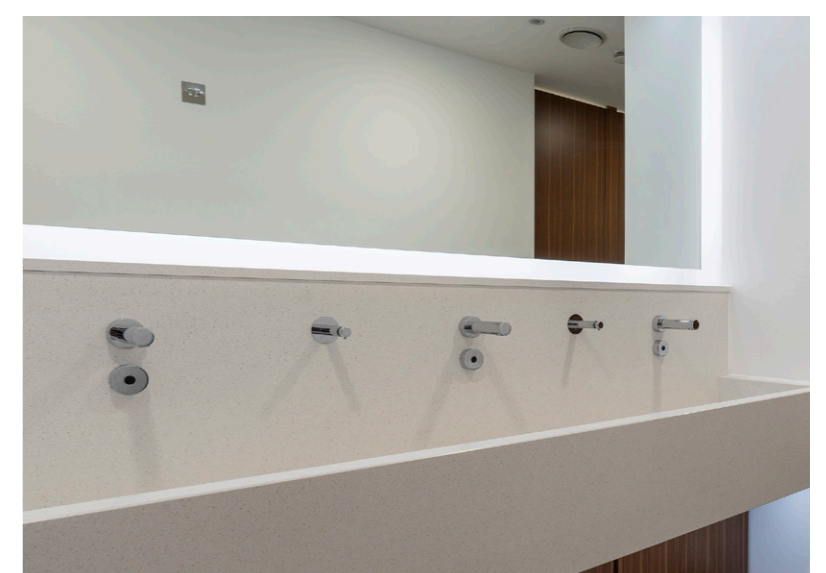
Third floor

### SPECIFICATION

- VRF air conditioning
- Metal tile suspended ceilings
- LED lighting on PIR motion sensors
- Newly installed kitchen to second floor
- Meeting rooms within suites
- BREEAM rating Very Good
- 2 x 10 passenger lifts
- WC's and shower facilities
- 4 EV charging ports (11kw power)
- 68 PV panels
- Communal bicycle parking
- On-site secure car parking (Ratio 1:531 sq ft)
- EPC Rating: B29



Second floor





AIR CONDITIONING



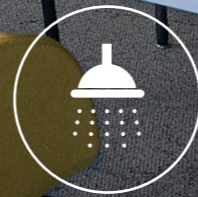
BREEAM  
RATING  
VERY GOOD



SUSPENDED  
CEILINGS &  
LED LIGHTING



2 X 10 PERSON  
PASSENGER LIFTS



SHOWER  
FACILITIES



DEDICATED  
PARKING  
WITH 4 EV PORTS



BIKE  
STORAGE

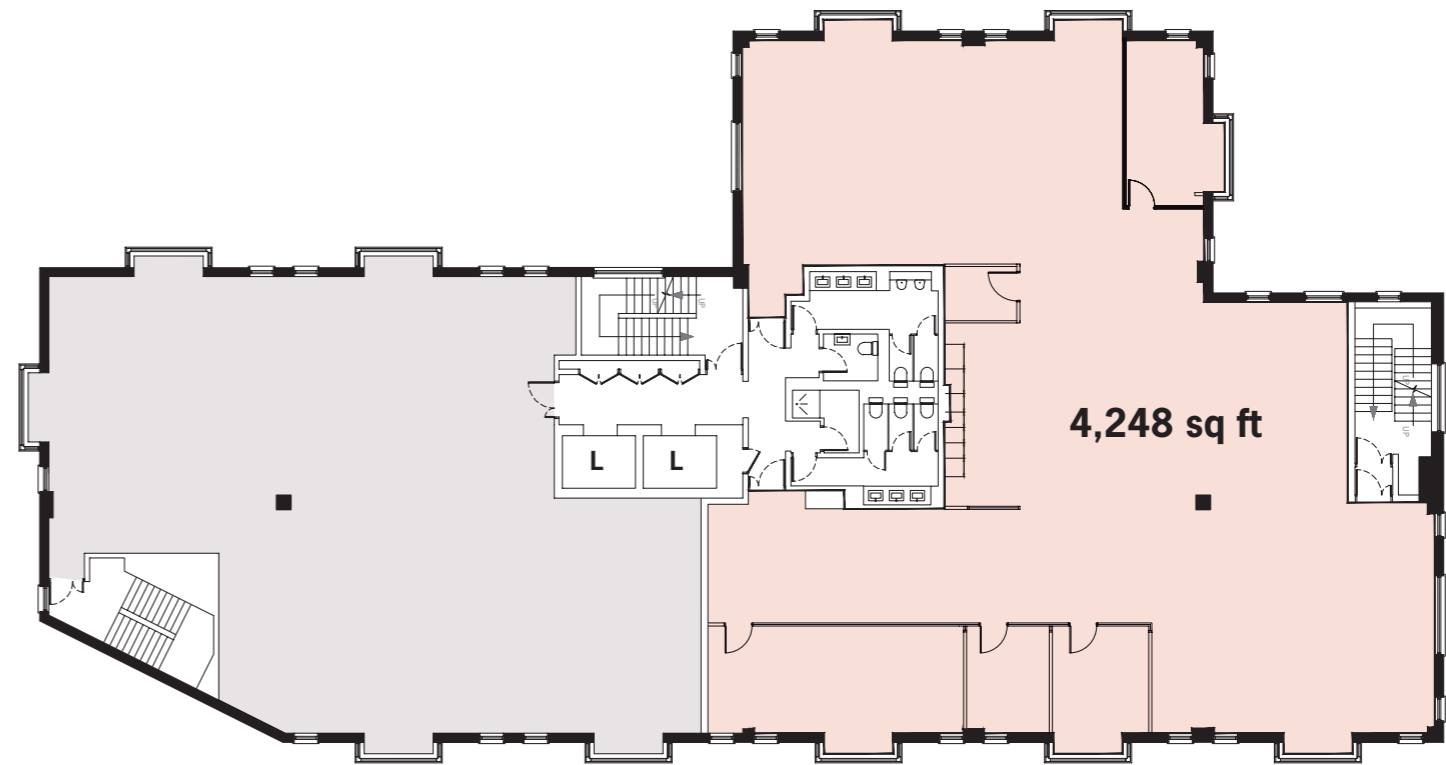


EPC  
RATING B

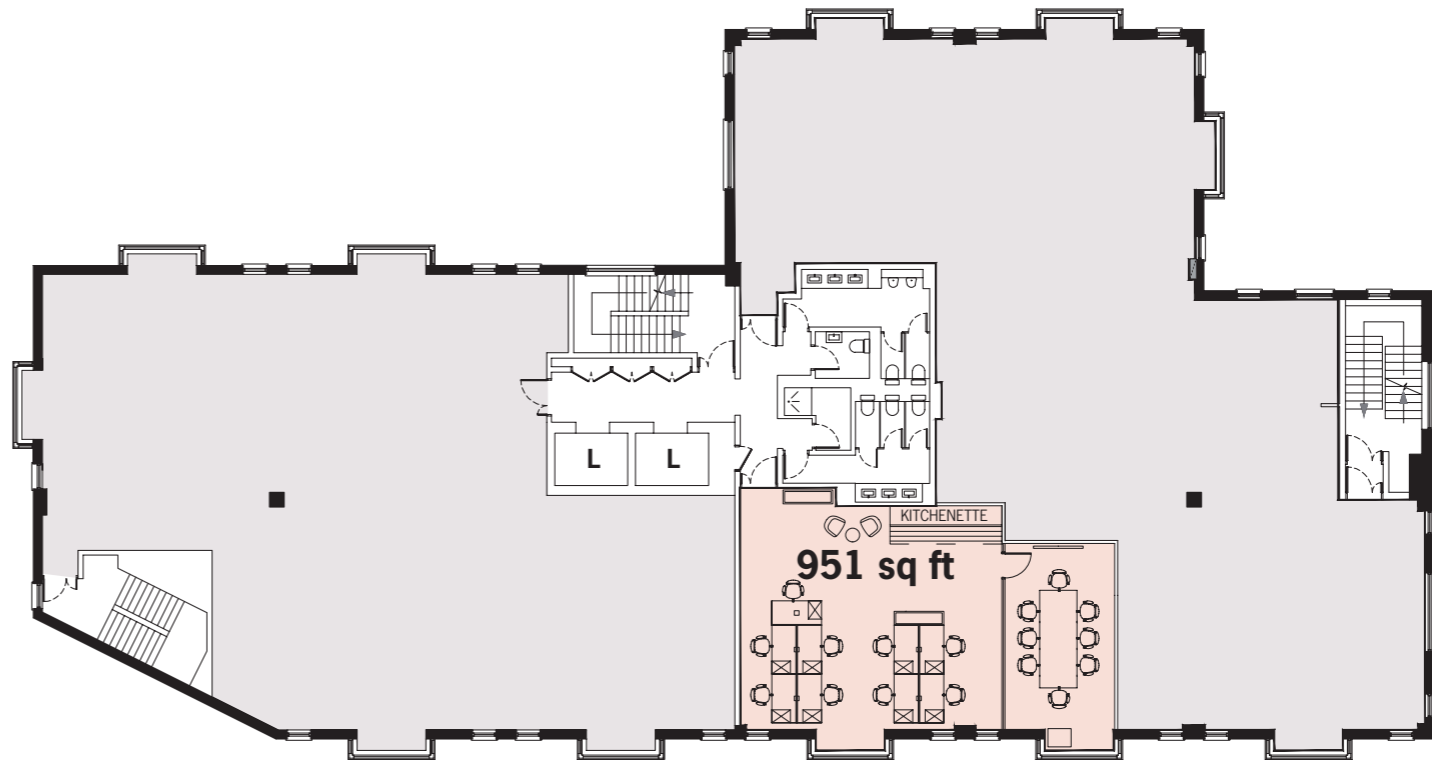


## FLOOR PLANS

2



3



### ACCOMMODATION

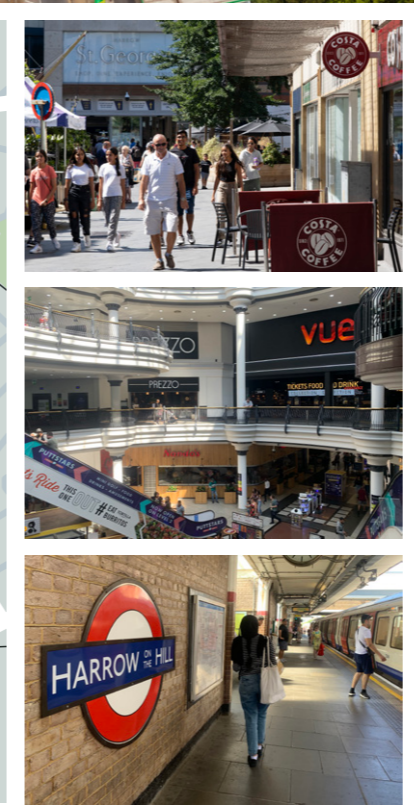
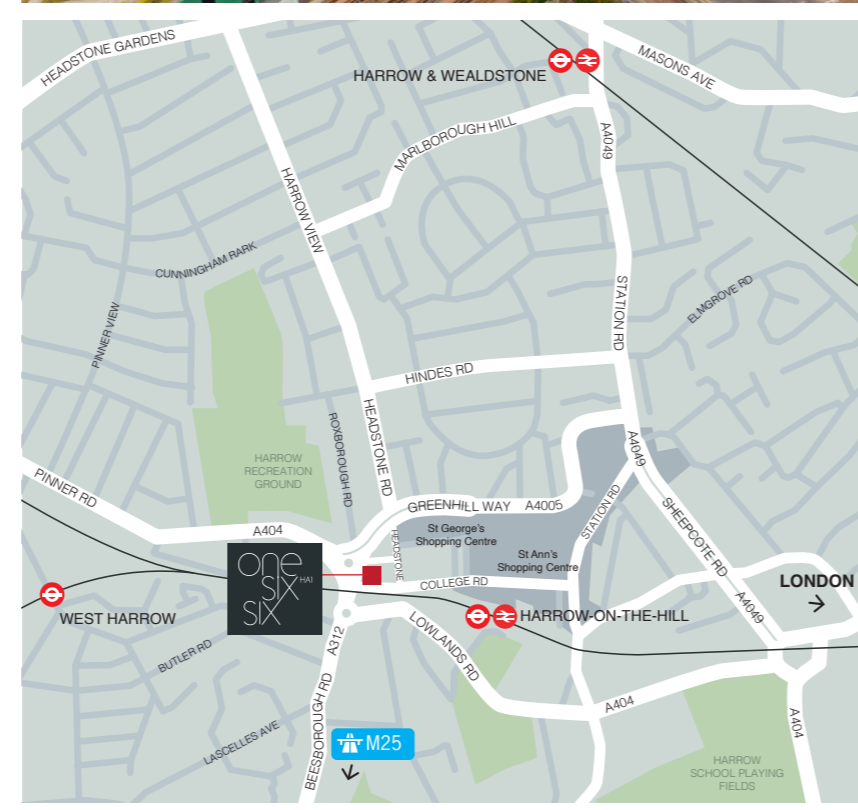
The accommodation comprises two newly refurbished office suites with the following net internal area:

Part Third Floor	Fitted	951 sq ft	28 sq m
Part Second Floor	Refurbished	4,248 sq ft	395 sq m



Third floor

# ONE SIX SIX






## 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, Caffé Nero and the Kingsfield Arms. Leisure facilities include a Fitness First and Gold's Gym plus a Vue Cinema complex.

The two shopping centres St George's and St Ann's are each within a short walk and offer further car parking should it be required.

		
MARYLEBONE <b>16 mins</b>	A40 <b>17 mins</b>	Heathrow <b>33 mins</b>
BAKER STREET <b>20 mins</b>	M1 J1 <b>18 mins</b>	
KING'S CROSS <b>25 mins</b>	M25 J16 <b>28 mins</b>	
	M40 J1A <b>28 mins</b>	



## TERMS

Available by way of a new lease direct from the landlord.

## VIEWING

Strictly by appointment through the joint sole agents.

166CollegeRoadHarrow.co.uk

Owned and  
Managed by



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