

AMBA HOUSE 15 College Road, Harrow HA1 1BA



Harrow Town Centre Prime Position Offices To Let

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

In the heart of Harrow Town Centre, AMBA HOUSE, on College Road, is a stone's throw from Harrow-on-the-Hill underground Station (Metropolitan Line) and the main Harrow Bus terminal, providing quick and easy connections into Central London and most parts of Harrow and Northwest London.

AMBA HOUSE boasts a prime position in this busy commercial district, surrounded by many big-name high-street Banks, main Post Office, top brand retailers, restaurants, coffee shops and the St Anns as well as St Georges shopping malls with their ample parking facilities, in this town centre location.

This is a six-story red brick office building with a lift to all floors. It offers office space to Let on a flexible terms.

The Offices are carpeted, have double glazing and electric heating. There are toilet facilities and fitted kitchens on each floor. The offices are available as unfurnished.

CURRENT AVAILABILITY

OFFICE	SIZE sqft approx.	Desk recommendation	RENT pa	RENT pcm
Mansfield Annex 1	382	5-6	£15,280	£1,273.33
Lincoln Annex 2	437	7-8	£17,480	£1,456.66

The Rents are not subject to VAT

Rent is Inclusive of:

Lighting, Heating, Service Charge, building Insurance and Business Rates.

Rent is Exclusive of:

Broadband and Telephone

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Terms:

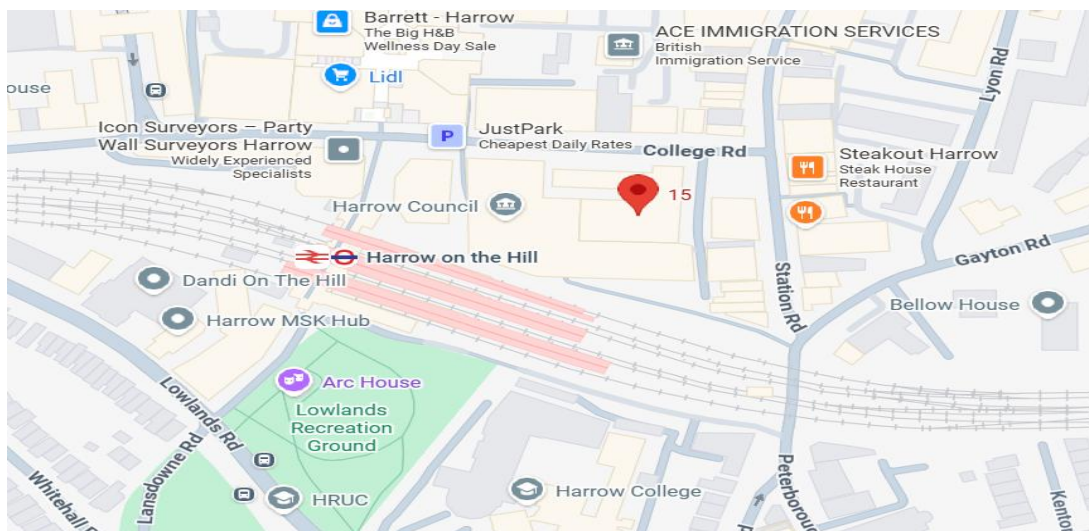
- 12 months License or longer Lease.
- 2 months deposit.
- Rent is payable monthly in advance by direct debit

Amenities include:

- ✓ Lift to all floors
- ✓ Kitchen and Male and Female facilities on each floor
- ✓ Double glazing
- ✓ Electric Central Heating
- ✓ Carpeting
- ✓ Cat 6 Cabling

Viewing is strictly by appointment only through ASHTON FOX COMMERCIAL

Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk



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