

132-134 College Road Harrow HA1 1BQ



**To Let Prime position Harrow town centre First Floor Office
1,467 sq ft (136.29 sqm) Rent £44,010 + vat pa**

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.

Location

132-134 COLLEGE ROAD lies in Harrow on the Hill, right in the heart of the commercial district of Harrow town centre, just 0.1 mile or a 2 mt walk from Harrow-on-the-Hill Station (Metropolitan Line), as well as the Harrow bus depot. Surrounding buildings include the St Georges and St Anns shopping malls, as well as major high street banks, main post office, cinema, restaurants, pubs and many high street retailers.

Description

This office suite is on the first floor of the building, which has a lift. The office has an impressive curved panoramic vista with windows wrapped all around the front of the building. It is open plan in the centre and has 2 private cabins on either side. There is a small kitchenette within the office suite. Communal toilets are located on the same floor. The office is carpeted throughout, has a false ceiling with LED lighting and has gas central heating. It has plenty of good size windows providing plenty of fresh air and natural light. The office is unfurnished. All the communal areas are clean and well maintained by the onsite management team.

Current Availability

Office Suite	Size approx.	Suitable for	Rent pa ex vat	Rent pcm ex vat
First Floor Suite 101	1,467 sq ft (136.29 sqm)	20+	£44.010	£3,667.50

The Rent and services are subject to VAT

The Rent is Inclusive of gas, electric, water, building insurance and service charge, which includes cleaning of common areas.

It is Exclusive of Rates, telephone line and broadband. Tenants are advised to contact Harrow Council regarding business rates for your company, including any rebate that may apply. The building has Hyper Optic broadband. The tenant can call the provider to get the service, or they can choose their own provider.

Parking

Onsite parking space for 1 car is included in the rent. If more parking is required, there is ample parking available in the 2 shopping mall car parks, minutes away on a monthly parking permit basis.

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

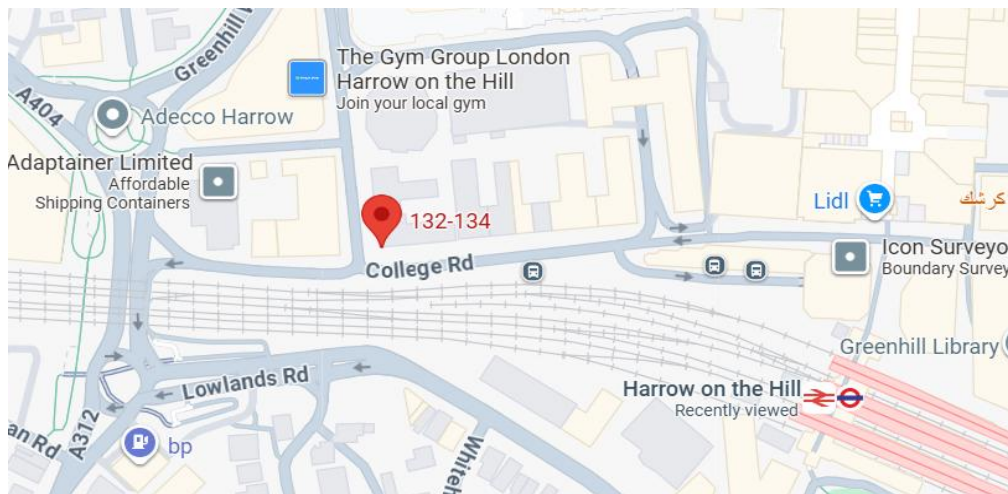
Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

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.

Amenities

- Harrow on the Hill prime position office building
- Right in the heart of the commercial district of Harrow town centre
- Very convenient for public transport, very close to both the Harrow-on-Hill station (Met Line) Harrow main Bus depot, with services to all over Harrow and other areas.
- Well maintained throughout with onsite management
- Letterboxes in the entrance lobby with key to operate.
- Air conditioning
- Lift service
- Secure card entry, 24/7 access
- Flexible terms, please contact us to discuss
- 1 onsite car parking spaces is included, and for more spaces, monthly permit parking is available minutes away in the two shopping mall car parks
- Available immediately



Available immediately. 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 to arrange an appointment for viewing.

Misrepresentation Act 1967 These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. The internal images are representative of the units and may not be of the exact unit described in the above particulars. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.

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.