



**Prominent air conditioned offices**

OneSixSix / College Road / Harrow HA1 1BH

# one six six

## 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.







AIR CONDITIONING



BREEAM RATING VERY GOOD



SUSPENDED CEILINGS & LED LIGHTING



2 X 10 PERSON PASSENGER LIFTS



SHOWER FACILITIES



DEDICATED CAR PARKING

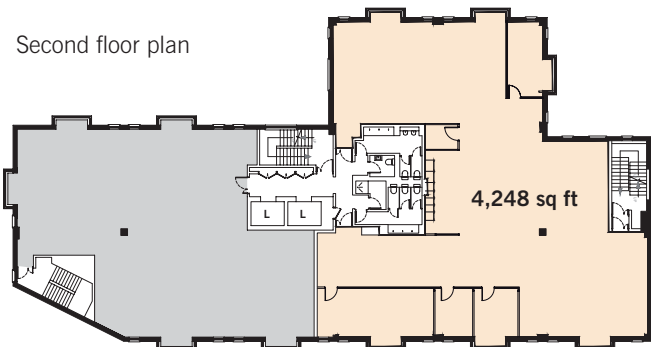


BIKE STORAGE

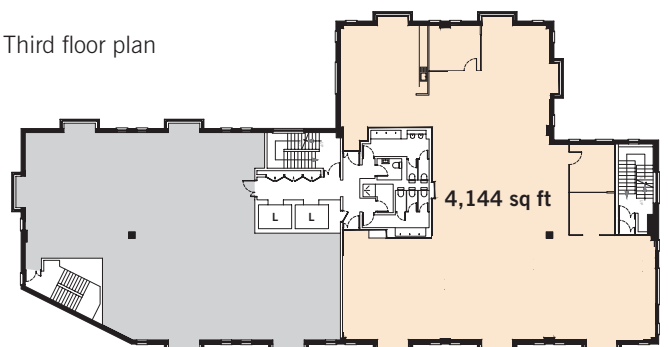


EPC RATING B

Second floor plan



Third floor plan



## SPECIFICATION

- VRF air conditioning
- Metal tile suspended ceilings
- LED lighting on PIR motion sensors
- Newly installed kitchens
- Meeting rooms within suites
- BREEAM rating Very Good
- 2 x 10 passenger lifts
- WC's and shower facilities
- 8 car parking spaces per suite
- Communal EV charging points to be installed
- Communal bicycle parking
- EPC Rating: B29

## ACCOMMODATION

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

Part Third Floor	4,144 sq ft	385 sq m
Part Second Floor	4,248 sq ft	395 sq m



## 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 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.



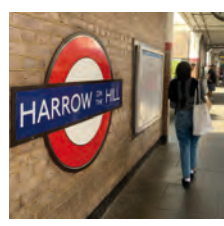
MARYLEBONE  
**16 mins**  
BAKER STREET  
**20 mins**  
KINGS CROSS  
**25 mins**



A40  
**17 mins**  
M1 J1  
**18 mins**  
M25 J16  
**28 mins**  
M40 J1A  
**28 mins**



Heathrow  
**33 mins**



[166CollegeRoadHarrow.co.uk](http://166CollegeRoadHarrow.co.uk)

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## TERMS

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

## VIEWING

Strictly by appointment through the joint sole agents.

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