

## TO LET - OFFICE



Harrow Square, College Road, Harrow HA1 1BE

497 - 8,704 Sq Ft (46.17 - 808.6 Sq M)

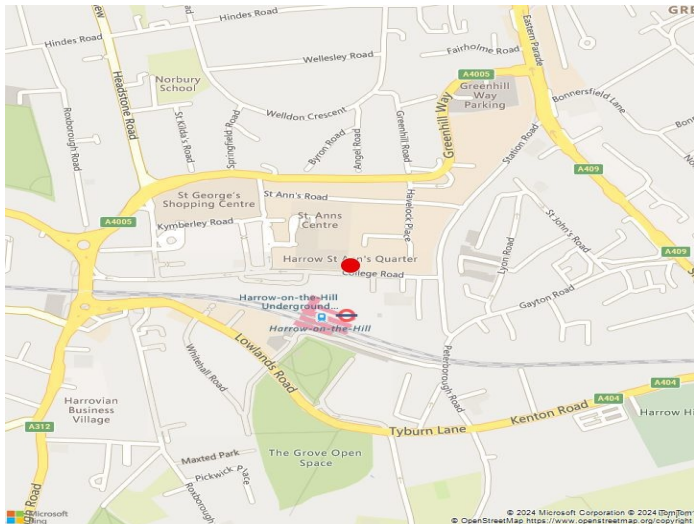
£35.00 per sq ft per annum exclusive

**NEW MODERN DEVELOPMENT**

- ALL COMMERCIAL USES
- HIGH FOOTFALL
- 497 TO 8,704 SQ FT
- FRONTING ON TO COLLEGE ROAD

## Location

Harrow Square is situated less than one minutes' walk from Harrow-on-the-Hill (Metropolitan Line) Station. The location of the development makes this destination extremely convenient for both commuting into London and travelling further afield.



## Description

A selection of new ground floor commercial units within this prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses.

£35 per sq ft per annum exclusive of all other costs and outgoings such as Business Rates, Service Charges and Insurance. All incoming tenants/occupiers to be reasonable for these outgoings.

Units 1 - £35 per sq ft pr annum exclusive rising to £50 per sq ft in the 5th year of the lease agreement. Fronting on to College Road. May split and offer as 2 separate units.



## Accommodation

Accommodation	sq ft	sq m	Rent
<b>Block A</b>			
Unit 1	2,616	243.03	£91,560
Unit 2	497	46.17	£17,395
Unit 3	1,633	151.71	£57,155
<b>Block C &amp; D</b>			
Unit 4	712	66.14	£24,920
Unit 5	1,503	139.63	£52,605
Unit 5	1,743	161.92	
<b>Total Area</b>	<b>8,704</b>	<b>808.6</b>	

## Rent

£35.00 per sq ft per annum exclusive

## Terms

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed. Each individual commercial unit to be offered in a 'shell & core' condition and it is the responsibility of all incoming tenants to fit-out the premises at their own costs.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

To be assessed.

## Viewings

Strictly by appointment through VDBM.  
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## DISCLAIMER

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