

TO LET

NEWLY CREATED OFFICES WITH ROOF TERRACE & CLIENT HOSPITALITY SPACE.

104 COLLEGE ROAD , Harrow HA1 1BQ



Features

- 1,133 - 3,932 Sq Ft
- Newly Constructed
- Choice of 3 office Suites
- New Passenger Lift
- 3rd & 4th Floor Extension
- Excellent Natural Light
- Flexible Lease Terms
- Roof Terrace Access

Summary

A range of recently refurbished offices available to let. Newly built 3rd & 4th floor extension, all fitted to a modern spec with access to a brand new roof terrace.

Located directly opposite Harrow-on-the-Hill station.

Available to rent at just £27 per sq ft rental.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

TO LET

NEWLY CREATED OFFICES IN PRIME HARROW LOCATION

104 COLLEGE ROAD , Harrow HA1 1BQ

Location

Harrow is a major London suburb located 14 miles from Central London and 7 miles North-West from Heathrow airport. Harrow has excellent public transport links with Harrow-on-the-Hill station (Mainline and Metropolitan) providing a fast train service to Baker Street within 15 minutes. 104 College Road shares its location with the main station entrance and is within easy walking distance of the 2 covered shopping centres and all of the town centre amenities.

Description

A choice of 3 newly created office suites each benefitting from excellent natural light and offering a flexible range of floor space over the 3 combined areas. The suites are newly built over 3rd and 4th floors with a new passenger lift and are currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. The Sq.Ft net internal areas are as follows.

3rd Floor Rear 1,133
4th Floor Rear 1,133
4th Floor Front 1,666

Total 3,932 sq ft NIA.

Tenure

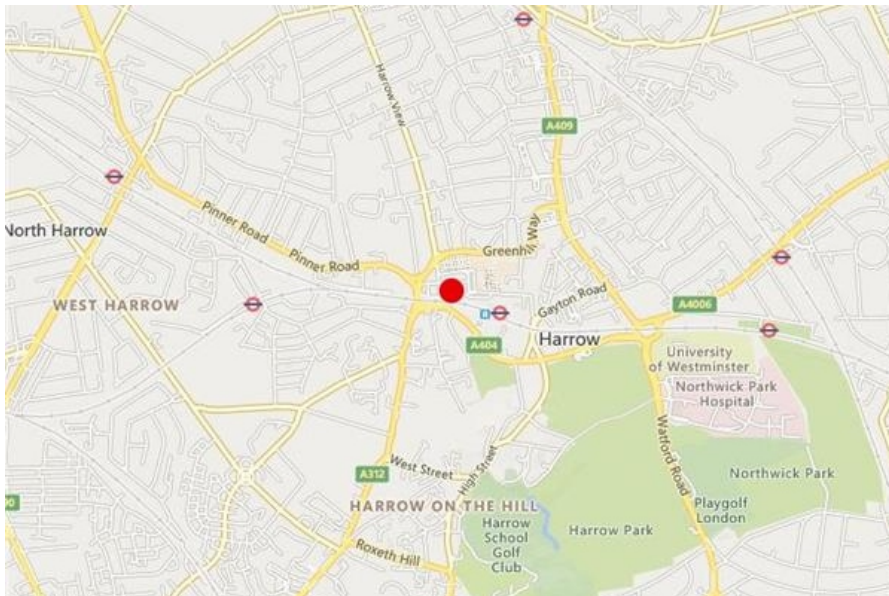
Leasehold

Terms

Available by way of a new Full Repairing & Insuring Lease for a term to be negotiated. The quoting rent is £27 per sq ft. Tenant incentives are available dependant of the length of lease. In addition to the rent there is a service charge and business rates (to be newly assessed).

Business Rates

To be assessed.



TO LET

NEWLY CREATED OFFICES IN PRIME HARROW LOCATION

104 COLLEGE ROAD , Harrow HA1 1BQ

Legal Costs

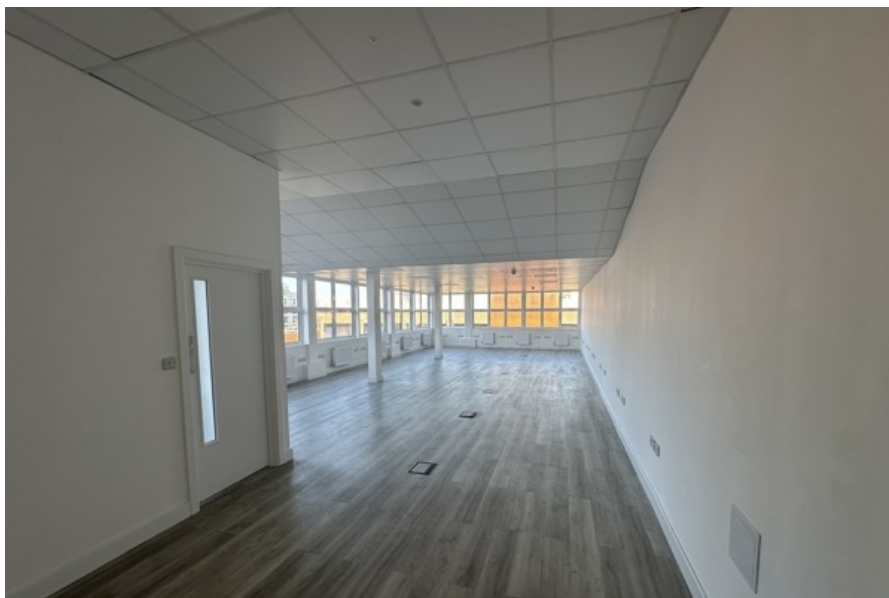
Each party to bear their own costs.

Viewing

Strictly by appointment via the landlord's agents Chamberlain Commercial. Contact Harrison Grinter 0208 429 6899/07889 673784.

Contact

Harrison Grinter
harrison@chamberlaincommercial.com



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

TO LET

NEWLY CREATED OFFICES IN PRIME HARROW LOCATION

104 COLLEGE ROAD , Harrow HA1 1BQ



PROPERTY MISREPRESENTATION ACT Chamberlain Commercial (UK) Ltd and for the vendors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; 5. No person in the employment of Chamberlain Commercial (UK) Ltd has any authority to make or give any representations whatsoever in relation to this property or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendors; 6. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn;



For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com