

TO LET

COMMERCIAL UNIT AT HARROW'S PREMIER NEW DEVELOPMENT

UNIT 3A

College Road, Harrow, HA1 1BE



- **1,040 Sq Ft (96.62 Sq M)**
- **Double Height Space**
- **All Commercial Uses**
- **Next To Harrow-on-the-Hill Station**
- **Public Square Setting**
- **Fitted to Open Plan Finish**

For further information please contact:

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Chamberlain
COMMERCIAL

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LOCATION

Harrow Square is located at 51 College Road and adjacent to Harrow-on-the-Hill underground station, which provides a fast train service to Central London within 15 minutes. Harrow Square is also opposite the entrance to St Anns shopping centre and Harrow Town Centre's multiple leisure and shopping facilities. Unit 3A is located at the rear of the front block that connects Harrow Square to College Road and is opposite to Greenhill Library.

DESCRIPTION

Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Unit 3A faces outwards to the square, in the block opposite Greenhill Library and has a glass panel front. The approximate net internal floor area of Unit 3A is 1,040 sq. ft. This unit has been fitted to an open plan finish with WC waiting for an occupiers internal fit out. This space would be ideal for training, offices, PT Gym, coffee shop or possibly a creche.

TERMS

The unit is available to lease on terms to be negotiated. The rent is £25 per sq. ft rising to £35 per sq. ft over 5 years.

LEGAL COSTS

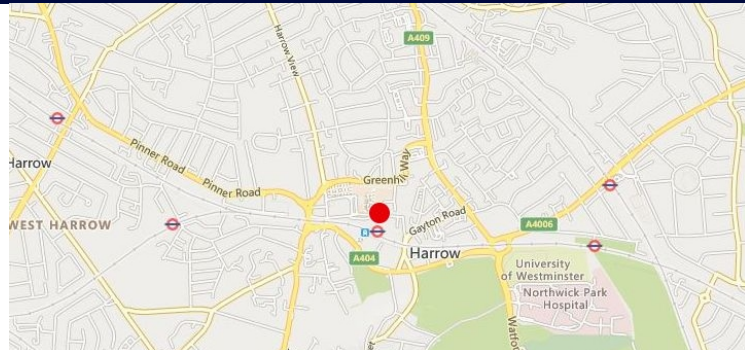
Each party to bear their own legal costs.

PLANNING

The unit has all commercial uses including office, retail, restaurant, education and medical.

VIEWINGS

By prior arrangement via letting agents Chamberlain Commercial - contact Harrison Grinter 0208 429 6899/07889 673784.



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