HYGEIA

The best office building in Harrow



Specification

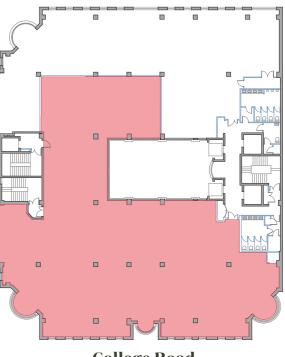
Bright, airy, high spec offices allow you to focus on the job in hand.

- Newly refubished welcome and reception area
- Break out work bench in reception
- Full height central atrium
- Four xl3 person passenger lifts
- 24 hour access
- Security and remote CCTV monitoring

- Male and female WCs on each floor, Disabled WCs
- Excellent car parking ratio (1 cps: 419 sqft)
- Fully air conditioned
- Fully accessible raised floors
- Suspended ceilings with LED lighting

Floor Plans

Part second floor. 7,220 sq ft



Part ground floor. **1,676 sq ft**

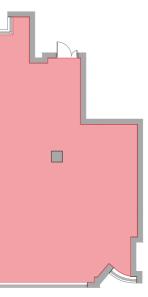
Front Entrance

Schedule of areas		
Part second floor	670.8 sq m	7,220 sq ft
Part ground floor	155.7 sq m	1,676 sq ft
Total: (NIA)	826.5 sq m	8,896 sq ft

Being refurbished Q3 2022

This stunning office space will be available soon

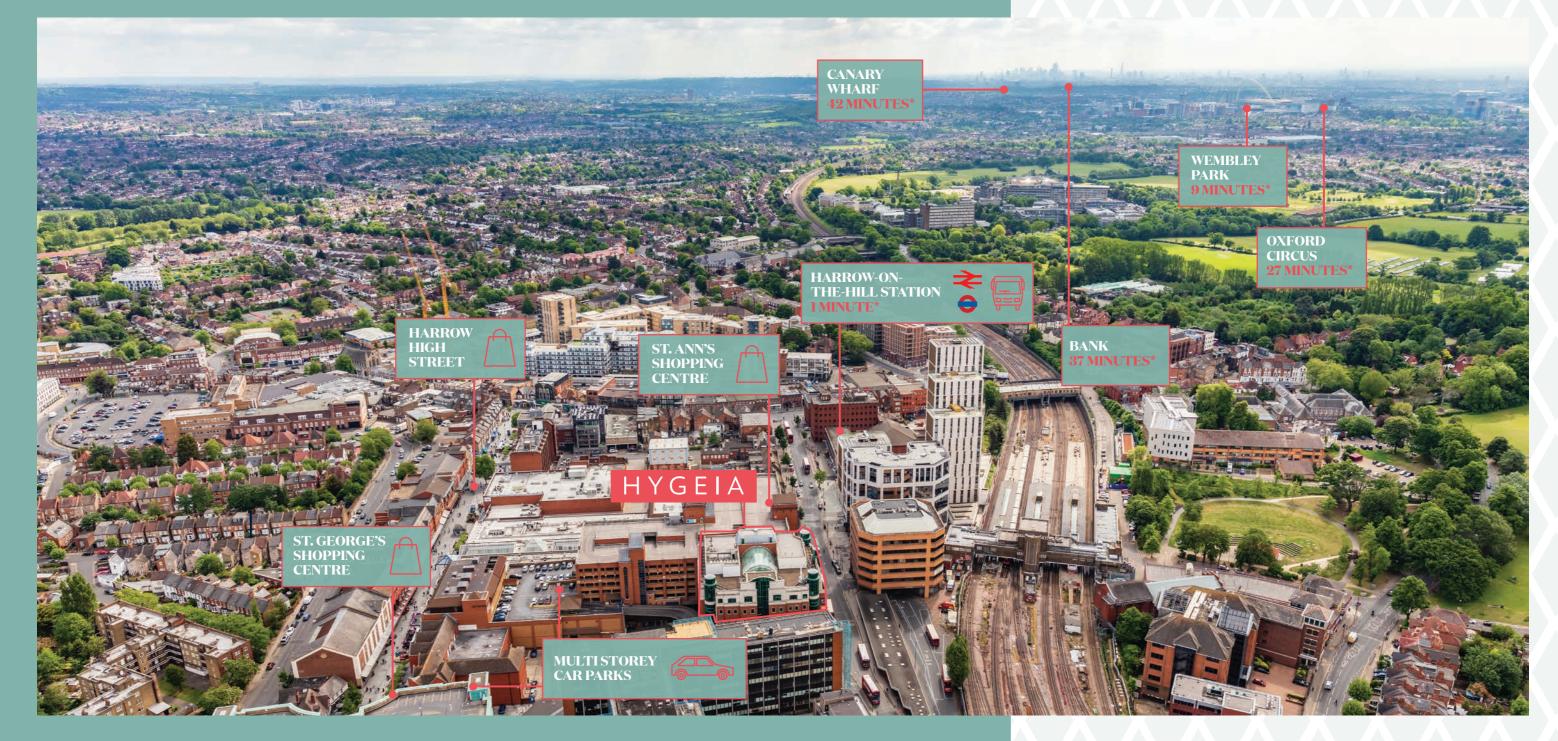
College Road



College Road

hygeiaharrow.com

Within easy reach, Harrow is closer than you may realise



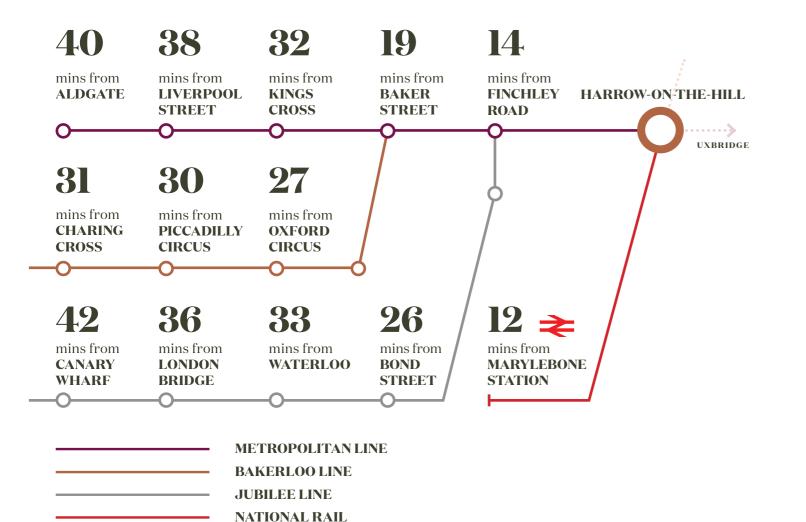
Hygeia is located on College Road in the heart of Harrow. It is adjacent to Harrow-onthe-Hill underground, train and bus stations with direct connections to Central London and Uxbridge.

Motorway links are excellent with the M4O (junction 1) 8 miles and M25 (junction 16) 9.5 miles away. Central London is just over 12 miles away and Heathrow Airport 11 miles. * Source: tfl.gov.u

hygeiaharrow.com

Only 12 minutes from London Marylebone by train

And only 19 minutes from Baker Street by tube, it couldn't be easier to get to the best offices in Harrow.











Harrow: Grade A location, Grade A offices.

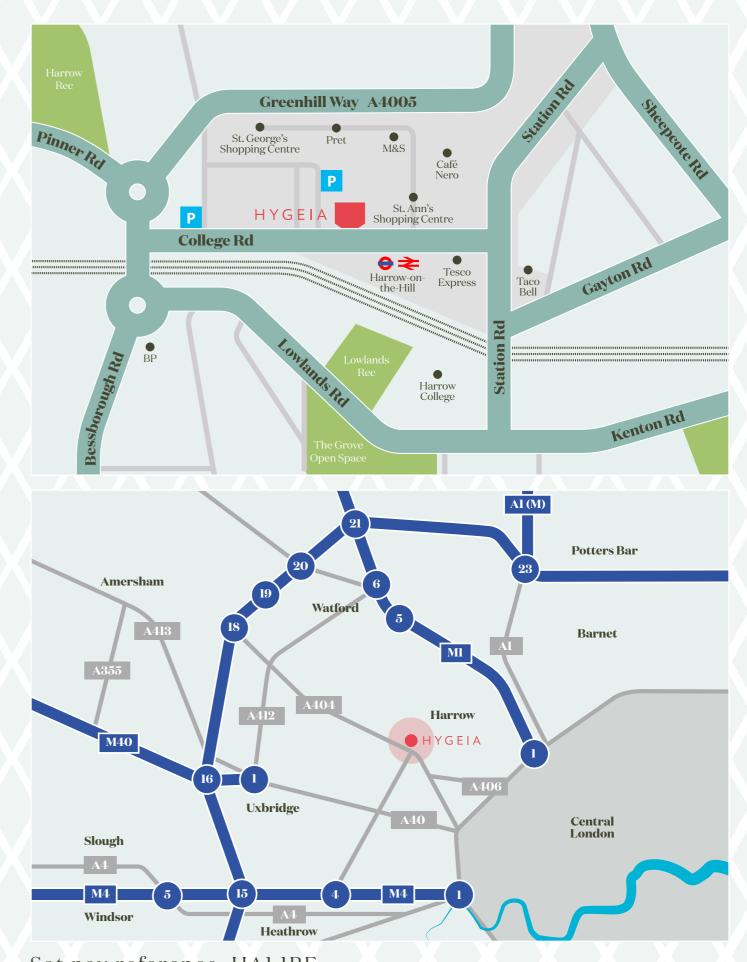
Hygeia is Harrow's premier office location with a wealth of retail and leisure amenities within easy walking distance.

There is a good range of high street shopping on the doorstep including St. George's and St. Ann's shopping centres and a variety of traditional pubs, stylish restaurants and the attractive open spaces of Harrow-on-the-Hill.

This combination of good amenities and excellent transport connections means that Harrow is already home to a number of high profile businesses all attracted to this commercial hub.







Sat nav reference: HAl IBE

hygeiaharrow.com



Terms Upon application **Viewing** Please contact the agents for more details

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