

TO LET

A UNIQUE COMMERCIAL OPPORTUNITY IN HARROW TOWN CENTRE

THE DEBENHAMS BUILDING

275-287 Station Road, Harrow, HA1 1NA



- **221,788 Sq Ft (20,604.11 Sq M)**
- **Former Department Store**
- **60,000 sq ft Floorplates**
- **Multi Break-Up Potential**
- **Short Term Use Considered**
- **Excellent Loading Facilities**
- **Adjacent to Public Car Park**
- **Ideal Leisure Use**

For further information please contact:

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LOCATION

Harrow is a large North West London Borough, located 3 miles from Wembley, 6 miles from Brent Cross and 14 miles from Central London. The former Debenhams building occupies a prime position in the town centre with significant frontage on Station Road and close to Harrow-on-the-Hill station, St Anns & St Georges shopping centres.

Harrow is undergoing significant regeneration with over 1,000 new apartments currently being delivered within the core town centre area.

DESCRIPTION

The former Debenhams building presents a unique town centre opportunity for large floor space use. The property offers over 220,000 sq ft spreading over 6 floors, with 60,000 sq ft floorplates. The building is adjacent to Harrow's primary public car park and benefits from excellent loading facilities via its own secure yard with multiple tailgate docking bays, Internally the store has generous floor to ceiling height, multiple passenger lifts and escalators and extensive ancillary warehousing and offices.

The property can be leased in its entirety or can be subdivided to suit an occupiers needs.

TERMS

Available to lease on terms to be agreed. Rent upon application.

ENERGY RATING

An EPC will be arranged following completion of works and will be available upon request.

PLANNING

The property has a new Commercial Use Class E (effective from 1st September 2020) allowing it to be used for retail, gym, restaurant, offices, industrial, healthcare or indoor recreation. Other uses such as may be possible, subject to local authority approval.

VIEWINGS

Viewing strictly by prior arrangement. Please contact Tony Chamberlain 0208 429 6899.



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