

SOMAK HOUSE

Harrovia Business Village,
Bessborough Road,
Harrow HA1 3EX

Available as individual or multiple
suites from 515 sq.ft (47.84 sq.m)
to 3,636 sq.ft (337.78 sq.m.)

- Newly refurbished to high standard
- Kitchen and w.c. facilities in each office suite
- Independent heating / air-con to each suite
- LED ceiling tile lighting throughout
- Smart new entrance lobby with electronic access and monitoring
- Close to Harrow on the Hill station

**6 NEWLY REFURBISHED,
HIGH QUALITY, OFFICE
SUITES IN HARROVIAN
BUSINESS VILLAGE.**

DESCRIPTION

Somak House is the largest building within Harrovia Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers 6 individual offices suites over ground, first and second floors. Each office suite is self contained within the building, each with 2 WC's and kitchen. All feature new, independent air conditioning/heating units and benefit from LED lighting and perimeter trunking.

There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom.

- Versatile office space
- Excellent location
- Easy access to bus and tube
- 3 minutes from Harrow Town Centre
- Parking available by separate agreement

LOCATION







Harrow is a major London suburban town positioned 12 miles North West of Central London. Somak House forms part of the Harrovia Business Village, located 2 minutes from Harrow Town Centre with its 2 shopping centres, Vue cinema and many major high street retailers, restaurants, cafes and recreational facilities.

There are excellent, accessible travel connections including Harrow on the Hill Station (Metropolitan Line and Mainline) and a main bus network hub. Heathrow Airport is located 11 miles away and there is easy access to main arterial roads and motorways.





CONNECTIVITY

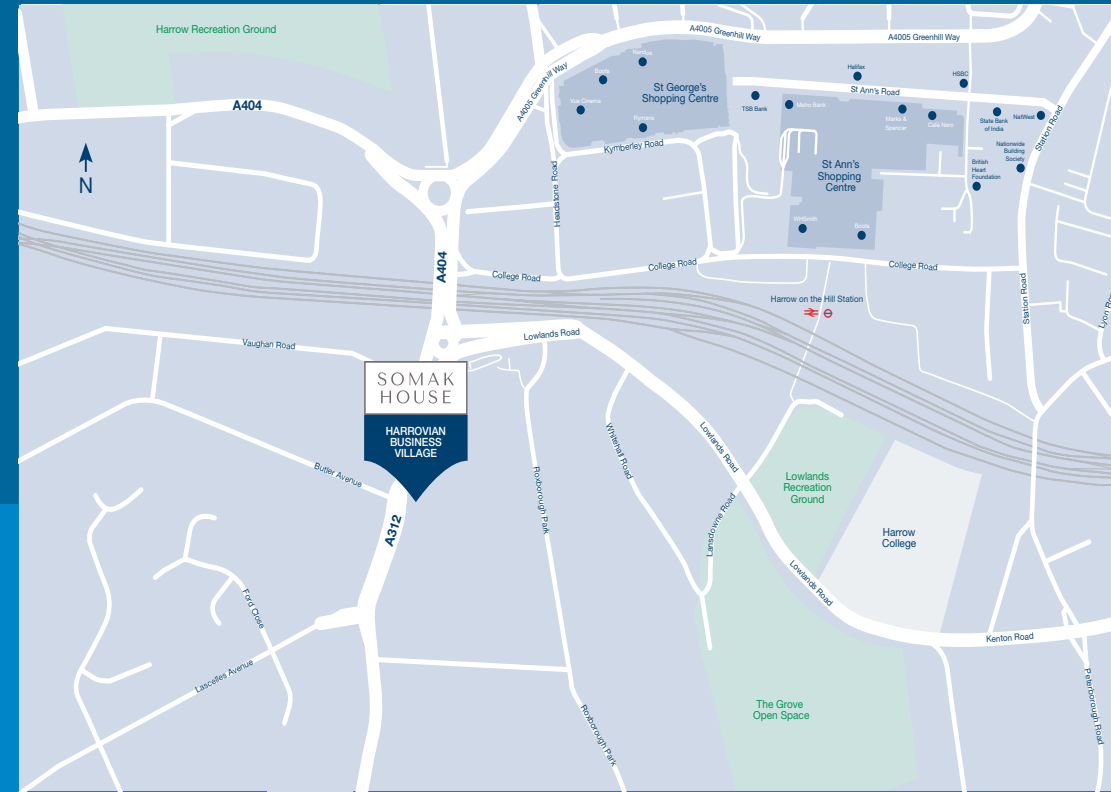
Only two minutes from Harrow on the Hill Station, the property is accessible to various key locations.

By Road

- Heathrow  33mins
- M1 J1  18mins
- M40 J1A  20mins
- M25 J16  22mins
- A40  17mins
- North Circular Rd  14mins

By Rail - Harrow on the Hill

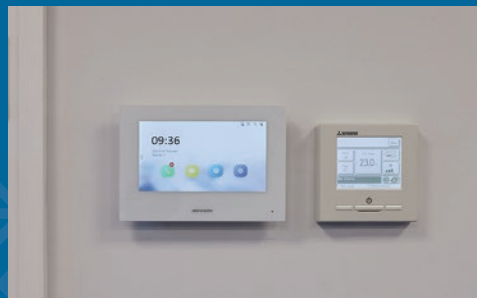
- Marylebone  16mins
- Baker Street  20mins
- Kings Cross  25mins
- Bond Street (via Jubilee)  29mins



THE OFFICE SUITES

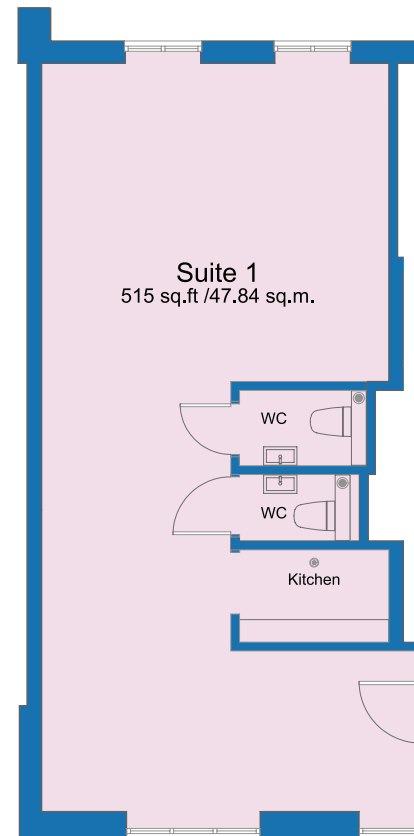
A total of 3,636 sq.ft. / 337.8 sq.m. is available

Somak House		
Suite 1	515sq.ft.	47.84sq.m.
Suite 2	659 sq.ft	61.22 sq.m.
Suite 3 (Occupied)	1,038 sq.ft.	96.43 sq.m.
Suite 4	716 sq.ft	66.51 sq.m.
Suite 5	1,028 sq.ft	95.5 sq.m.
Suite 6	718 sq.ft	66.7 sq.m.
Total	4,674 sq.ft.	434.23sq.m.



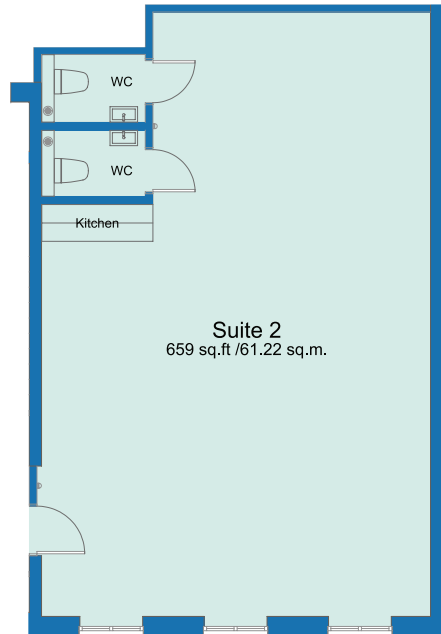
SUITE 1

Ground Floor 515 sq.ft. / 47.84 sq.m.



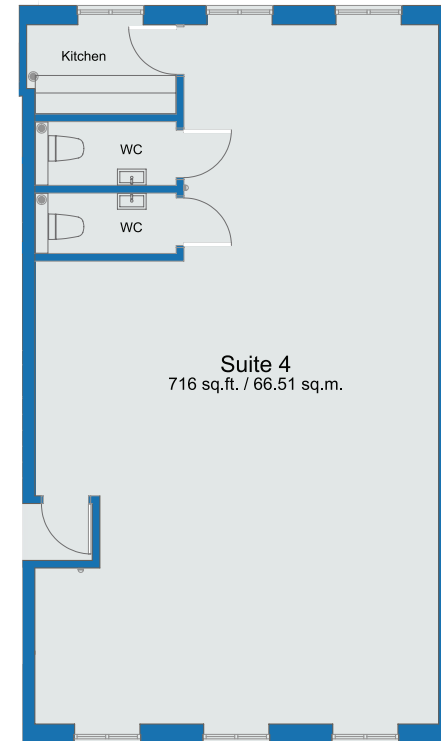
SUITE 2

Ground Floor 659 sq.ft. / 61.22 sq.m.



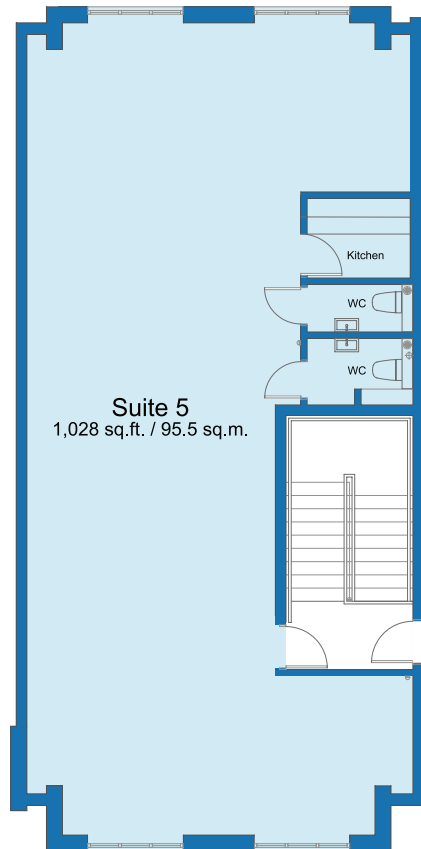
SUITE 4

First Floor 716 sq.ft. / 66.51 sq.m.



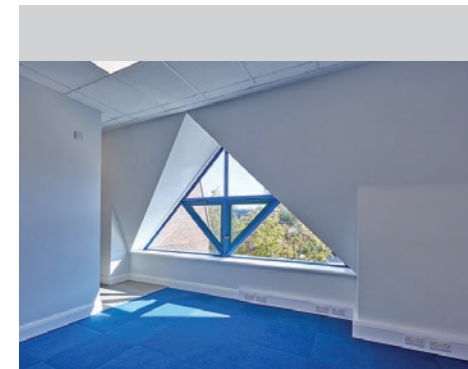
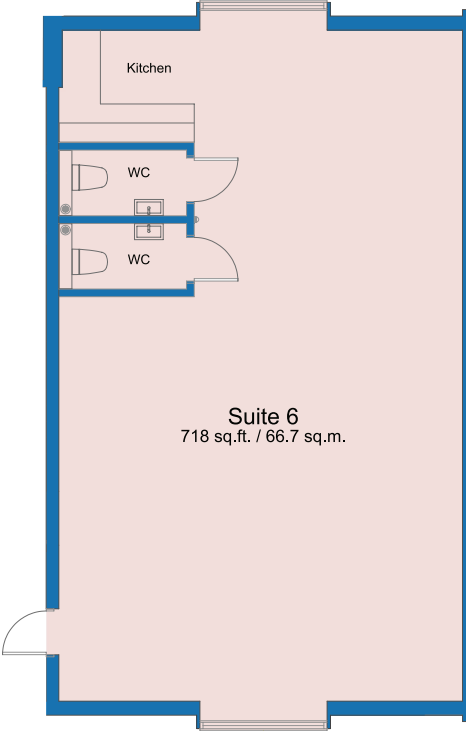
SUITE 5

Second Floor 1,028 sq.ft. / 95.5 sq.m.



SUITE 6

Second Floor 718 sq.ft. / 66.7 sq.m.



TERMS

Available on flexible tenancy, agreements of terms to be negotiated.
Rental for each suite is available upon request.

There are additional service charges to cover the common parts and external estate maintenance. Each suite has its independent electricity meter.

Parking is available at an additional cost by separate agreement.

BUSINESS RATES

Business rates to be separately assessed for each suite.

VIEWING

Strictly by appointment via letting agents **Chamberlain Commercial 0208 429 6899.**

For further information contact:

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