

# TO LET

MODERN AIR CONDITIONED OFFICE IN PRIME LOCATION

## AMBA HOUSE

15 College Road, Harrow, HA1 1BA



- 182 - 1,161 Sq Ft (16.91 - 107.86 Sq M)
- Close to Tube Station
- Fully Air Conditioned
- Ready for Occupation
- All Inclusive Rental Package

For further information please contact:

**Harrison Grinter , Chamberlain Commercial (UK) Ltd**  
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**Chamberlain**  
COMMERCIAL

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### AMBA HOUSE

15 College Road, Harrow, HA1 1BA

#### LOCATION

Amba House occupies a prime office location in Harrow Town Centre. The building is prominently positioned on College Road, next to Barclays Bank, and within a short walk from Harrow-on-the-Hill Underground Station (Mainline and Metropolitan Line). There is a fast and frequent service to Central London (Baker Street) within 15 minutes.

#### DESCRIPTION

Amba House is a contemporary office building with a large attractive entrance foyer. The building has 2 passenger lifts and video access control.

At 4th Floor level is a range of small office suites, all with large windows and attractive views. The suites are newly refurbished, with wood flooring, suspended ceilings and LED lighting. The offices are air conditioned and all have access to a kitchen/break-out space.

The suite sizes range from 182 sq ft to 325 sq ft.

#### TERMS

The suites are available on short term, flexible tenancy agreements. Immediate occupancy with 1 months rent in advance and 2 months rent deposit. The rent is inclusive of utilities and running costs. Business rates are separate but subject to 100% Small Business Relief (subject to tenant status).

#### LEGAL COSTS

Each party to pay their own legal fees.

#### VIEWINGS

Strictly by prior appointment via letting agents Chamberlain Commercial. Contact Harrison Grinter 0208 429 6899/07889 673784.



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