

FOR SALE / TO LET

COMMERCIAL UNIT AT HARROW'S PREMIER NEW DEVELOPMENT

HARROW SQUARE

College Road, Harrow, HA1 1BE



- **1,743 Sq Ft (161.92 Sq M)**
- **Double Height Space**
- **All Commercial Uses**
- **Neighbouring New Library**
- **Next to Tube Station**
- **For Sale or To Let**
- **Public Square Setting**
- **Shell & Core Condition**

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. This specific unit is located at the rear of Harrow square by the walkway that connects to Station Road.

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 6 is in the rear block of Harrow square and has an internal floor area of 1,743 sq ft. The unit has an extensive glass frontage facing onto the walkway linking Harrow Square with Station Road and would be ideal for training, offices, PT Gym, or possibly a creche.

TERMS

This unit is available to lease at a rental equal to £25 per sq ft rising to £35 per sq. ft over 5 years or for purchase at £450 per sq ft.

BUSINESS RATES

To be assessed.

LEGAL COSTS

Each party to be responsible for 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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