

# TO LET

NEWLY REFURBISHED OFFICE SUITE  
AVAILABLE IMMEDIATELY

## METROLINE HOUSE

118-122 College Road, Harrow, HA1 1BQ



- 1,556 Sq Ft (144.55 Sq M)
- Bright 3rd Floor Office
- Air Conditioned
- Kitchen Facility
- Passenger Lift
- Close to Harrow on the Hill Station
- Lease Term By Negotiation

For further information please contact:

**Harrison Grinter, Chamberlain Commercial (UK) Ltd**  
Unit 10, Bradburys Court, Lyon Road, Harrow, Middx HA1 2BY  
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**Chamberlain**  
COMMERCIAL



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### LOCATION

Harrow is strategically located in North West London and affords excellent access to Central London, Heathrow Airport and the national motorway network. The building is located only a few minutes walk from Harrow-on-the-Hill Station which offers Metropolitan Line services to Baker Street, the City, Amersham and Uxbridge as well as the Chiltern Line to Marylebone and Aylesbury. Harrow is easily accessible by car being only a short drive from the M1, A1, A40 and A406 (North Circular) & M25.

### DESCRIPTION

Newly refurbished 3rd Floor Office of approximately 1,556 sq ft to let within Metroline House, College Road, Harrow. The 3rd floor is serviced by a passenger lift, whilst the suite provides air conditioning and also has its own kitchen facility. Viewing highly recommended.

### TERMS

The 3rd floor office is available immediately by way of a new Full Repairing and Insuring lease at a rent of £46,680 per annum inclusive of service charge. VAT & Business Rates are payable by the tenant.

### ENERGY RATING

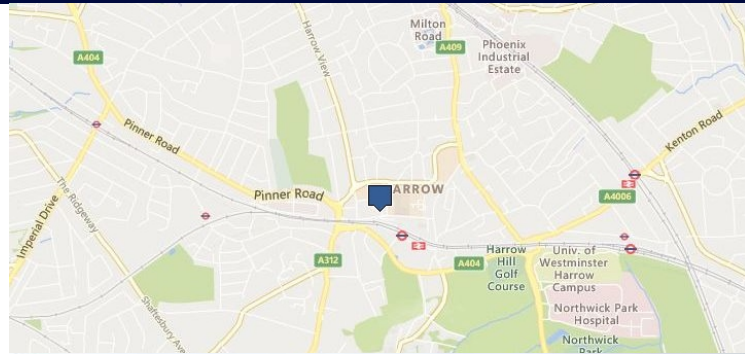
EPC - Copy available upon request.

### BUSINESS RATES

2019/2020 London Borough of Harrow. Applicants are advised to make their own inquiries.

### VIEWINGS

Viewings are strictly by appointment only and can be arranged via the letting agent. Contact Harrison Grinter 0208 429 6899/07889 673784.



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