

# TO LET

FLEXIBLE OFFICE SPACE IN NEWLY CONVERTED BUSINESS HUB

## WINSOR & NEWTON BUILDING

Whitefriars Avenue, Harrow, HA3 5RN



- 100 - 500 Sq Ft (9.29 - 46.45 Sq M)
- Flexible Studio Offices
- Newly Refurbished
- Fully Air Conditioned
- Manned Reception
- Open/Private Meeting Space

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

The Winsor & Newton Building is located on the former Winsor & Newton Paint Factory Site and within walking distance of Harrow & Wealdstone Station. There is a fast train service to Euston (15 mins) and Bakerloo Line Underground service. From the Station, visitors should walk through Wealdstones High Street, turning left at Ladysmith Road (new Barratts Homes development). The building is located to the rear of Artisan Place fronting the landscaped square.

### DESCRIPTION

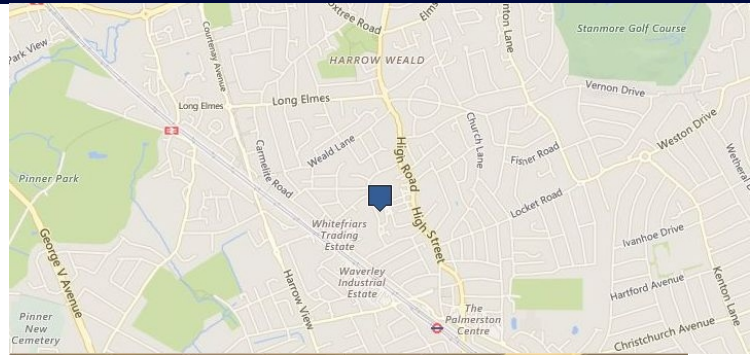
The Winsor & Newton Building is a newly converted business hub providing flexible workspace. The first and second floors offer glass fronted cabin offices, each suitable for 2/3 workstations up to 10 workstations. The offices are conditioned and IT cabled. They are fully furnished with internet and telephones provided. On the first floor of the building is a large break-out area with kitchen. There are also kitchen facilities to 2nd floor. A Boardroom is also available with a manned reception during office hours.

### TERMS

A range of suites currently available from 100 sq ft to 500 sq ft. Rental includes: rates, electric, phone, b/band, concierge, conference room and furniture. Please contact our office for further information or to arrange a viewing.

### VIEWINGS

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



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