

# TO LET

## FULLY FITTED 5TH FLOOR OFFICES IN PRIME LOCATION IN HARROW TOWN CENTRE

**FIRST NATIONAL HOUSE** 5th Floor, 79 College Road, Harrow HA1 1BD



### Features

- 8,626 Sq Ft (801.36 Sq M)
- £25.00 Per Sq Ft
- 18 Car Spaces
- Adjacent to Station
- Concierge Reception
- New Lease
- Low Cost Rental

### Summary

At First National House we have a fully fitted office of 8,626 sq ft spanning the entire 5th floor and offering panoramic 360 degree views over Harrow Town Centre and West London.

The offices benefit from a modern internal fit-out with large open plan trading areas, executive cellular offices, meeting rooms, break-out space and a reception area.

Available on a new lease at competitive terms



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**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** [info@chamberlaincommercial.com](mailto:info@chamberlaincommercial.com) **W** [chamberlaincommercial.com](http://chamberlaincommercial.com)

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### Location

Harrow is a London Suburb located 14 miles North West of Central London. The Town enjoys excellent commuter links via Harrow-on-the-Hill underground station (Metropolitan and Chiltern Line) and offers easy access to motorway links (M1, M40 and M25) and Heathrow Airport.

First National House occupies a prime location in the Town Centre sitting above the entrance concourse of the station and directly opposite to the St Anns Shopping Centre.

### Description

First National House is a Landmark building in Harrow Town Centre totalling 43,000 sq ft of good quality office space. The building is accessed via a modern ground floor reception with full concierge service and two high speed passenger lifts. The entire 5th floor office is available consisting of 8,626 sq ft of bright, modern office space with large windows to all walls and outstanding views over West London. The offices have been fully fitted by the current tenant, offering a new occupier a potentially considerable cost saving. Alternatively there is a Landlords package for an open plan refurbished finish.

### Tenure

Leasehold

### Terms

Available by way of a new Full Repairing & Insuring Lease. Quoting rent on application.

### Business Rates

The floor will require a new assessment if occupied by a single company. Business rates estimated at £13 per sq ft rateable value and rates payable estimated at £6.66 per sq ft for 2024/25.



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### EPC

Energy Performance Rating D

### Viewing

Strictly by prior appointment via sole agents Chamberlain Commercial 0208 429 6899.

### Contact

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Harrison Grinter 07889 673784  
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