

TO LET

5TH FLOOR,
FIRST NATIONAL HOUSE,
79 COLLEGE ROAD,
HARROW HA1 1BD

HIGH QUALITY, FULLY FITTED,
5TH FLOOR OFFICES IN A PRIME
HARROW TOWN CENTRE LOCATION

- ▶ 8,626 Sq.Ft. (801.36 Sq.M.)
- ▶ 18 Car Spaces
- ▶ Adjacent to Station
- ▶ Concierge Reception
- ▶ New Lease
- ▶ Low Cost Rental
- ▶ DDA Access Compliant



Chamberlain
COMMERCIAL

DESCRIPTION

Spanning the entire 5th floor of First National House, this 8,626 sq.ft (801.36sq.m) of office space offers panoramic 360° views across Harrow Town Centre, Harrow on the Hill and West London. The offices benefit from a modern, high specification, internal fit-out with large open plan office areas, executive cellular offices, meeting rooms, break-out spaces and a reception area. There is air-conditioning throughout.

First National House is a Landmark building in Harrow Town Centre totalling 43,000 sq ft of high quality office space. The building features a modern ground floor reception with full concierge service and two high speed passenger lifts.

The office space features large windows to all exterior walls giving plenty of natural light. The offices have been fully fitted to a high standard 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.

There are 18 car parking spaces allocated to the offices.

Available on a new lease at competitive terms.

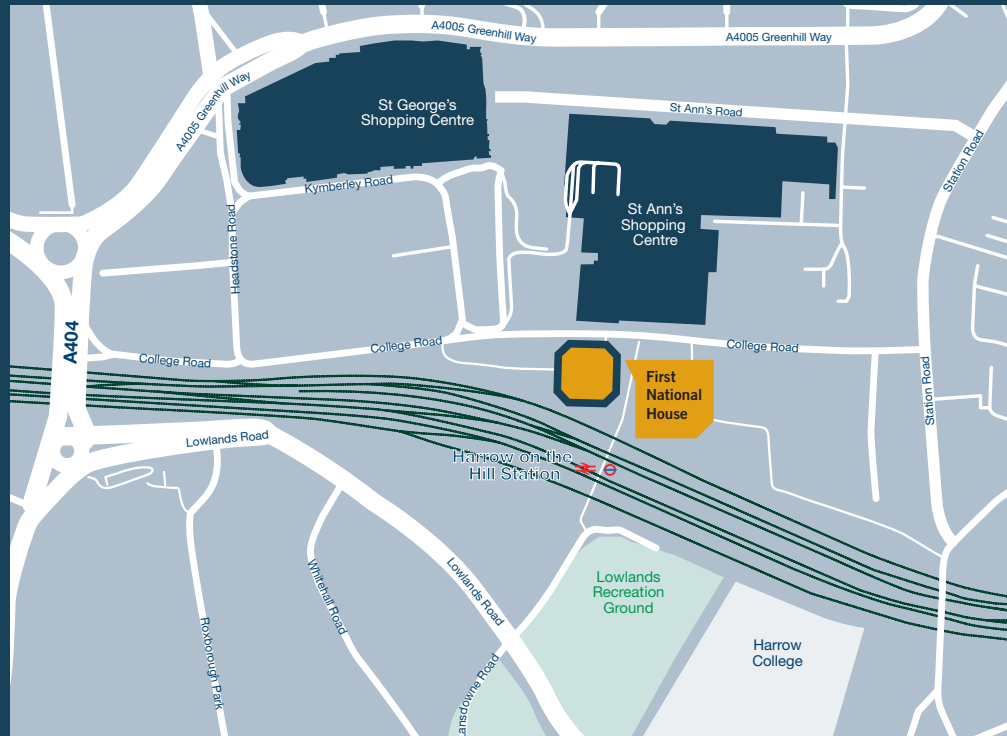


LOCATION & CONNECTIVITY

Harrow is a London Suburb located 12 miles North West of Central London and 4 miles from Wembley Stadium.

The Town enjoys excellent, accessible travel connections including Harrow on the Hill Station (Metropolitan Line and Mainline) with fast connections to Central London (20 minutes) and The City (35 minutes). There is also a main bus network hub and easy access to main arterial roads and 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 St Ann's Shopping Centre and within a minutes walk of central Harrow's main shopping precinct and St. George's Shopping Centre with its Vue cinema and major high street retailers, restaurants and cafés.



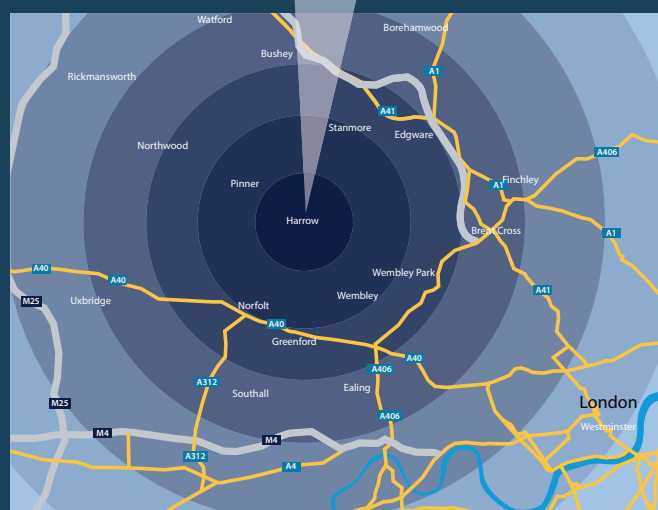
BY ROAD

- Heathrow 33mins
- M1 J1 18mins
- M40 J1A 20mins
- M25 J16 22min
- A40 17mins
- North Circular 14mins

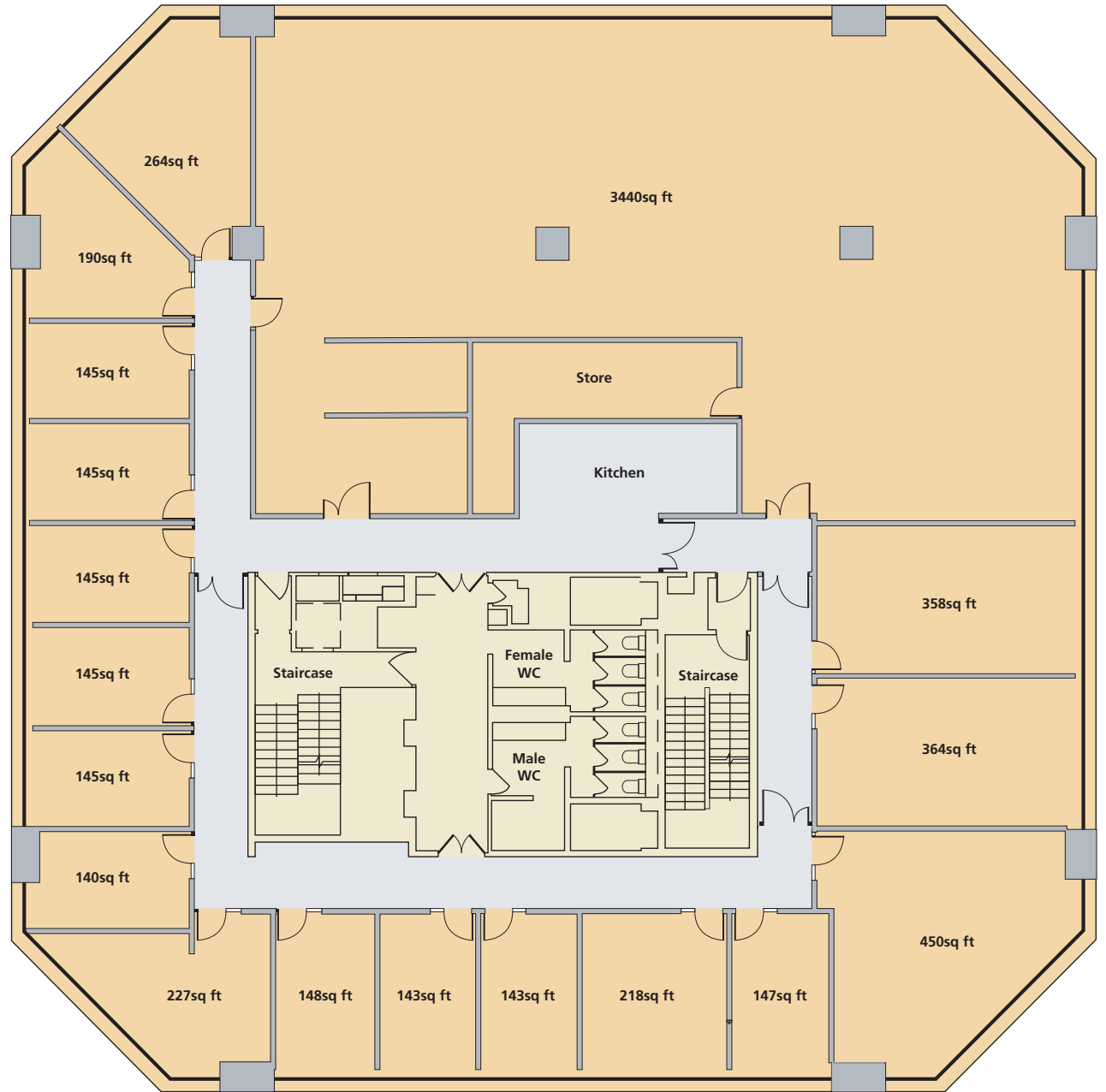
BY RAIL

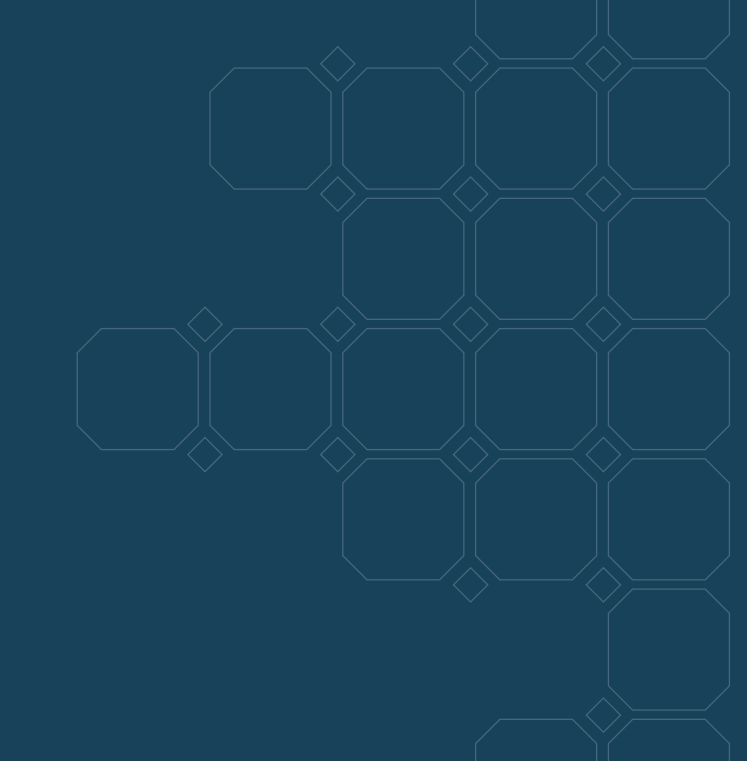
Harrow on the Hill

- Marylebone 16mins
- Baker Street 20mins
- Kings Cross 25mins
- Bond Street 29min (via Jubilee)



FLOORPLAN





TENURE:

Leasehold.

TERMS:

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

EPC:

Energy Performance Rating D

VIEWING:

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

Contact

Alex Seco **07708 172710**

alex@chamberlaincommercial.com

Harrison Grinter **07889 673784**

harrison@chamberlaincommercial.com



PROPERTY MISREPRESENTATION ACT Chamberlain Commercial (UK) Ltd and for the vendors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; 5. No person in the employment of Chamberlain Commercial (UK) Ltd has any authority to make or give any representations whatsoever in relation to this property or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendors; 6. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn; 7. These particulars were prepared in May 2024.

