

HILL HOUSE

67- 71 LOWLANDS ROAD

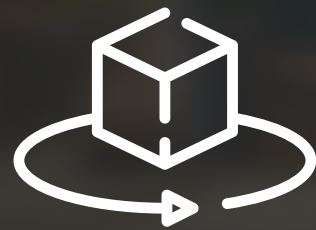
3,173 SQ. FT -10,017 SQ. FT.

NEWLY REFURBISHED HIGH-QUALITY OFFICE HQ IN HARROW

SUITABLE FOR BUSINESS CLASS E
(OFFICES, MEDICAL, LEISURE ETC.)

EDUCATIONAL USES WILL BE CONSIDERED.

VIDEO TOUR



BUILDING

HARROW

CONNECTIONS

FLOOR PLANS

SPECIFICATION

CONTACT



THE BUILDING

NEWLY REFURBISHED HIGH-QUALITY OFFICE HQ IN HARROW
SUITABLE FOR BUSINESS CLASS E
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EDUCATIONAL USES WILL BE CONSIDERED.

Hill House is one of Harrow's most prominent Office Buildings offering unrivalled amenities in a prime site close to Harrow-on-the-Hill underground station.

This self-contained office building of 10,017 sq. ft. over 4 floors and provides a private gated car park with 14 spaces. Additional parking is possible in private access road.

Following the departure of the previous tenant who had occupied for over twenty years, the owners initiated a full scale enhancement and re-branding of the building. Today it offers a vast array of amenities typically found only in the highest quality buildings in London.

VIDEO TOUR





BUILDING

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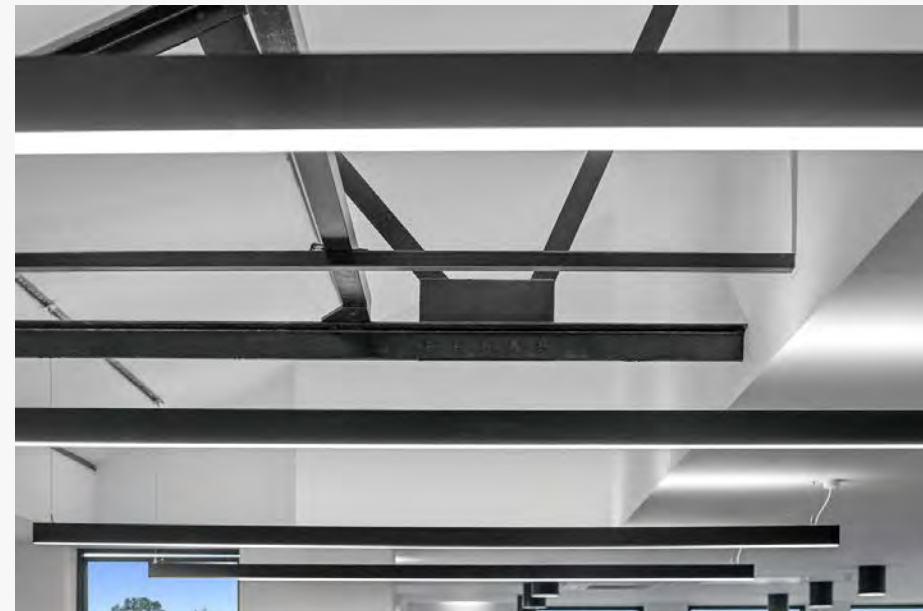
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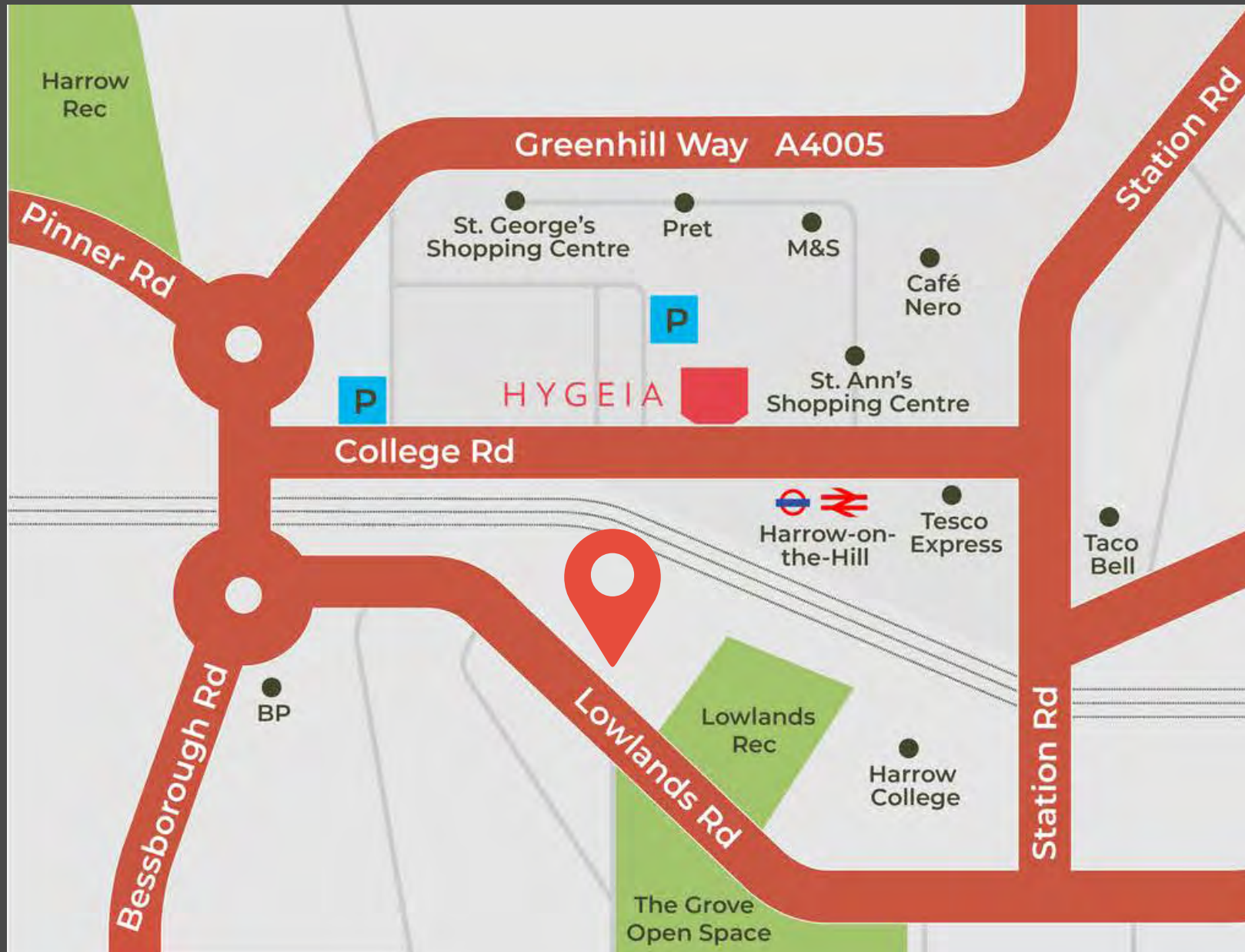
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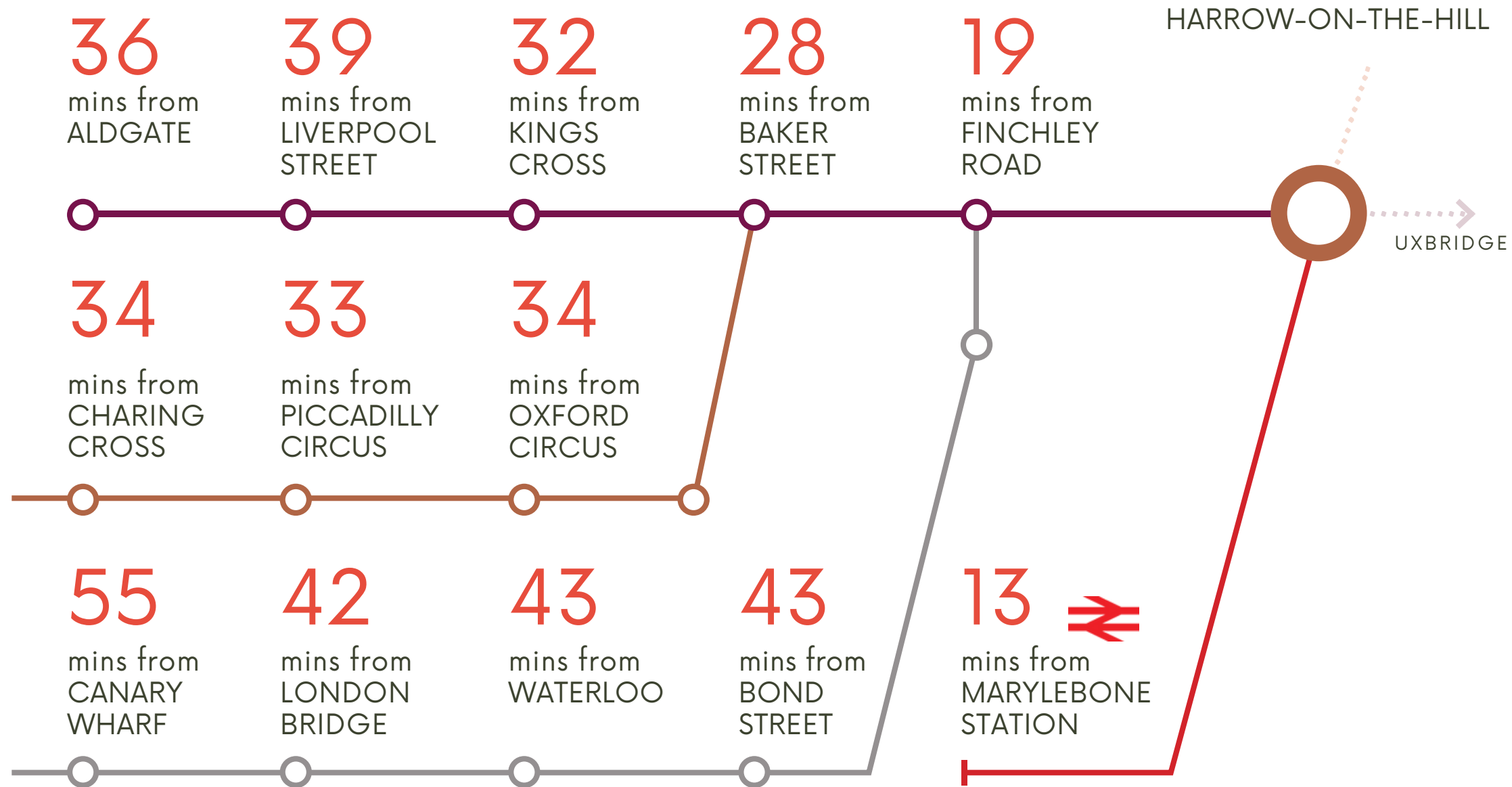


LOCATION

Heathrow Airport is situated just 10 miles to the south-west. Harrow is a major commercial and retail centre in the affluent north-west London borough of Harrow. Central London is 12 miles south-east, and Wembley is 3 miles to the south. The town has excellent communications with easy access to the M40 and M25 motorways, whilst the M1 is only 4 miles to the east. Rail communications into Central London are provided via Harrow-on-the-Hill railway station, which provides a regular service to London Marylebone every 30 minutes. London Underground services to Baker Street via the Metropolitan Line are also available with a journey time of 18 minutes. Heathrow airport is 11 miles to the south-west. The town centre has excellent shopping, amenity and recreational facilities. There are two shopping centres, St George's and St Ann's, with retailers including Primark, Boots, H&M and a Vue Cinema.



CONNECTIONS



- METROPOLITAN LINE
- BAKERLOO LINE
- JUBILEE LINE
- NATIONAL RAIL

BUILDING

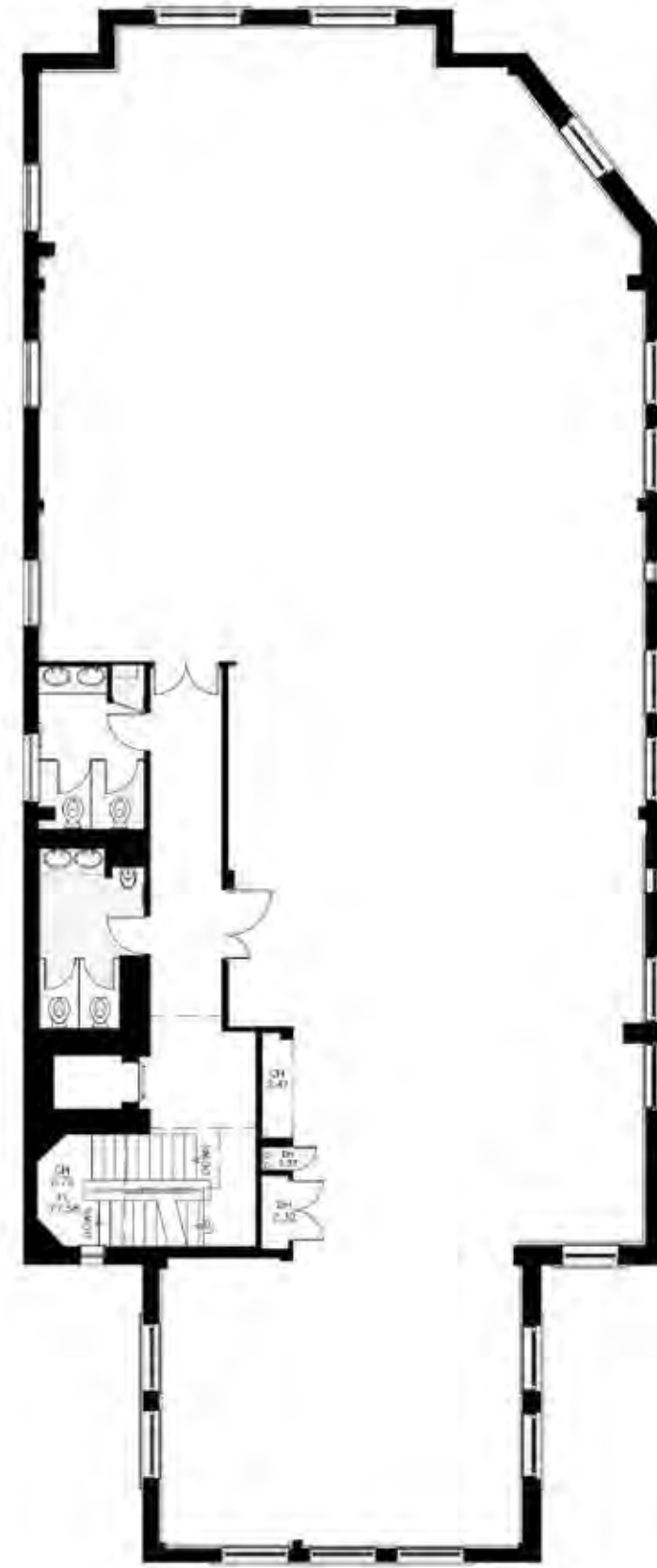
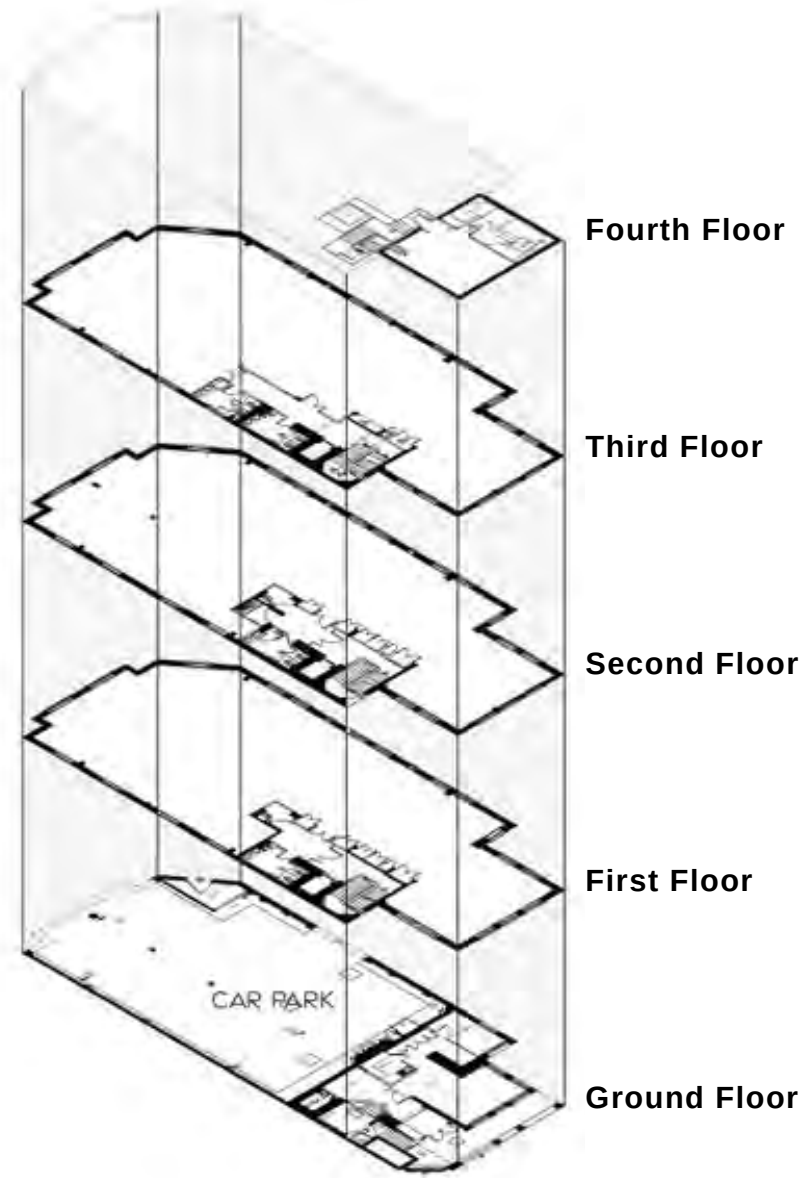
HARROW

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Third Floor | 2,850 SQ FT

SCHEDULE OF ACCOMMODATION

FLOOR	SQ FT (NIA)
3RD	3,173
2ND	3,185
1ST	3,185
GROUND	474
TOTAL	10,017

FLOOR	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
Size	474	3,185	3,185	3,173	10,017
Passing Rent (p.a.) excl.	£14,220	£95,550	£95,550	£95,190	£300,510

Note: Ground Floor must be taken with one other floor.

BUSINESS RATES

In regard to business rates, all interested parties are advised to make their own enquires.

FLOOR PLAN & FINANCIALS

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SUMMARY SPECIFICATION

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The building has been comprehensively refurbished providing the following specification:



State Of The Art Zoned LED
Energy Saving Lighting System



Luxury WCs And Changing Rooms



Excellent Natural Light Provided By
Windows To All Sides



Zoned Climate Control



Full Access Flexible
Raised Floor System



High Quality Carpeting



Parking For Up To 14 Cars

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

SCALE FLOOR PLANS

Available upon request.

EPC

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

March 2024

VIEWINGS

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DD
DUTCH & DUTCH
Established 1900