



# HARMAN HOUSE

1 GEORGE STREET • UXBRIDGE UB8 1QQ

A RANGE OF MODERN AIR CONDITIONED OFFICES  
INCLUDING FITTED SUITES **FROM 1,376 SQ FT TO LET**





# HARMAN HOUSE

CURRENTLY UNDERGOING A REFURBISHMENT WITH FITTED OFFICE SUITES AND AN UPGRADED RECEPTION WITH ONE OF THE MOST GENEROUS CAR PARKING RATIOS IN CENTRAL UXBRIDGE

FLOORS AVAILABLE FROM 1,376 TO 11,638 SQ FT (128 - 1,081 SQ M)

Harman House is a landmark Grade A office building in central Uxbridge adjacent to Uxbridge Underground station and adjacent to the Chimes Shopping Centre and all central Uxbridge amenities.

The reception is to be subject to a comprehensive refurbishment to include a new business lounge area. Works will also extend to creating a new landscaped seating area to be created externally in front of the building.







Computer generated image



Computer generated image



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Computer generated image





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# HARMAN HOUSE



VRF heating & cooling system



On site parking ratio from 1:363 sq ft



On site shower facilities



New fitted kitchens



LED lighting



2.7m floor to ceiling with full access raised floors

## Available space

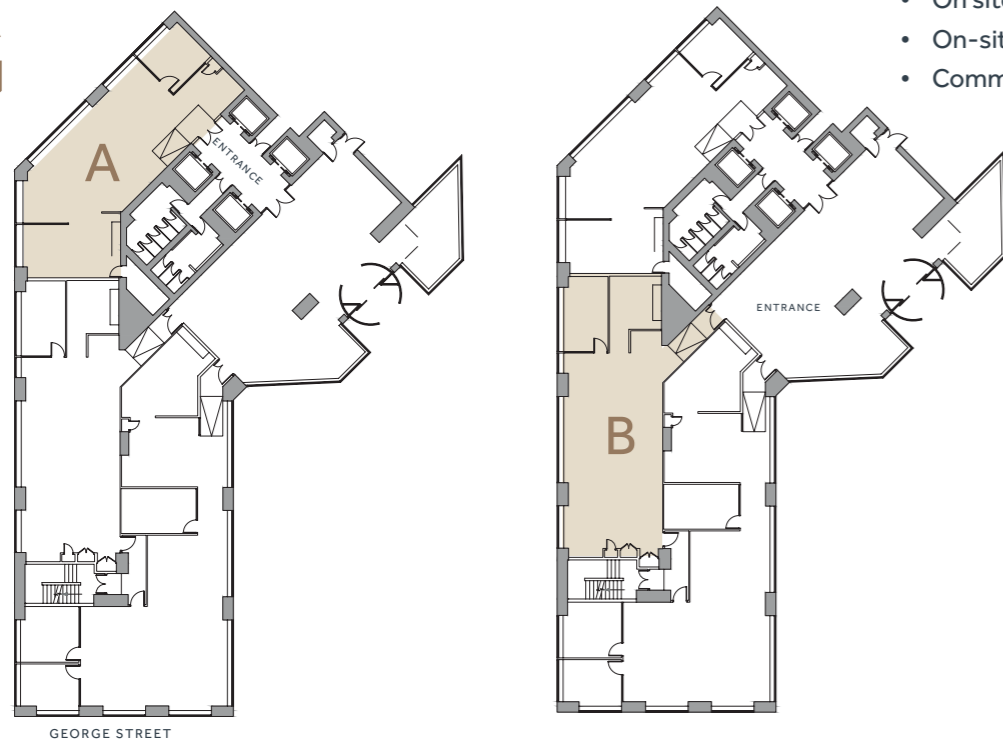
Floor	sq ft	sq m
Ground - Suite A	1,376	127.83
Ground - Suite B	1,453	134.99
Second - Part	8,809	818.38
<b>Total</b>	<b>11,638</b>	<b>1,081.20</b>

Indicative NIA areas on completion in line with the RICS Property Measurement professional statement (2nd Edition, January 2018).

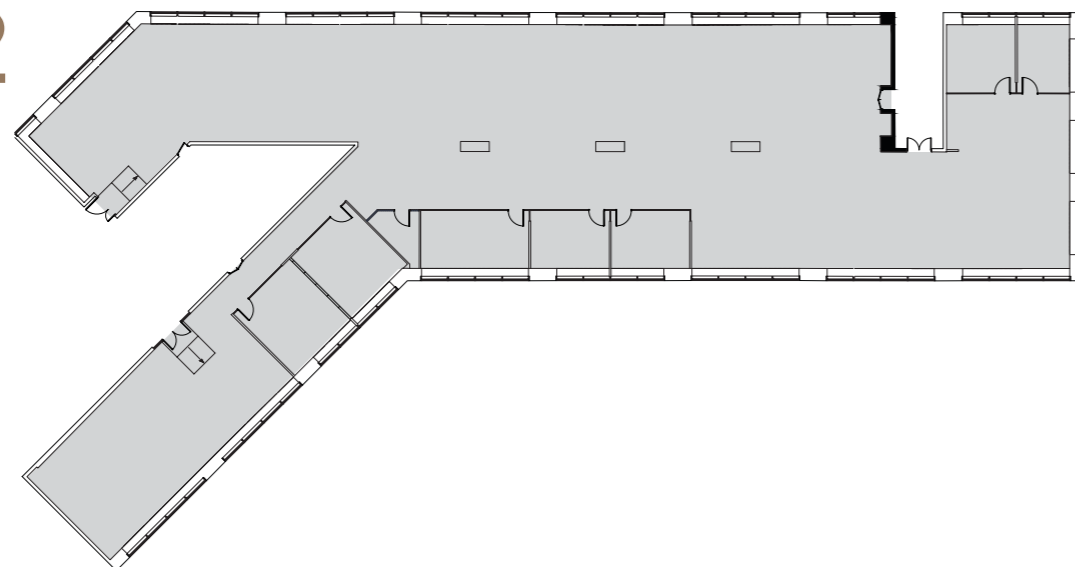
## Specification

- VRF cooling and heating system
- Suspended ceiling with LED lighting
- Raised access floors
- Fitted kitchens
- Flexible floor plate
- Ground floor suites are to be available furnished
- Male and female toilets on each floor
- 4 x 13 person passenger lifts
- High speed fibre
- Shower facilities
- Dedicated concierge reception
- 24 hour access
- On site cycle storage
- On-site car parking ratio from 1:363 sq ft
- Communal 10 EV charging points

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# HARMAN HOUSE



Adjacent to Uxbridge Station



M40 1 mile



Heathrow Airport 6 miles



42 minutes Central London by tube



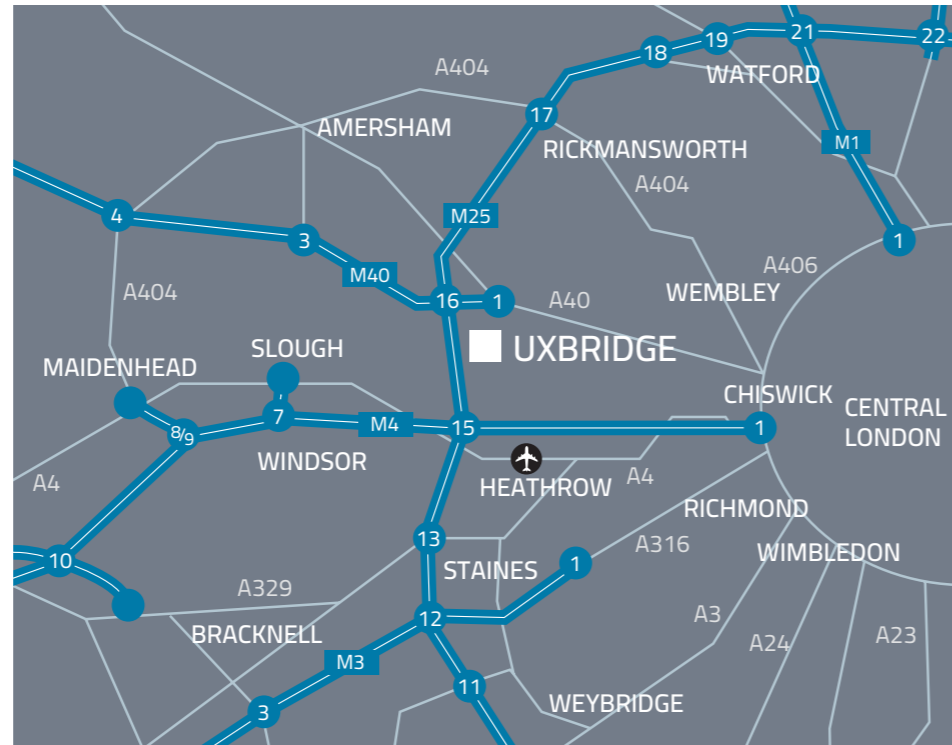
M25 2 miles

## Location

Harman House occupies a prime position in central Uxbridge and is adjacent to the Chimes Shopping centre with 60 plus shops and restaurants and 1,550 car parking spaces.

The building is within 2 miles of the M25 (J16) and provides superb access to the entire motorway network. Combined with regular rail services to Central London by both Piccadilly and Metropolitan lines as well as Uxbridge town centre and its vibrant commercial amenities, this is an established business location built for success.

Uxbridge is also within easy reach of Heathrow Airport, giving direct access to European and International destinations.



## Travel Times

Road	
M40 (J1a)	1 mile
M25 (J16)	2 miles
M4	4 miles
Wembley	7 miles
Central London	15 miles

Rail	
Baker Street	42 mins
Marylebone	44 mins
Paddington	47 mins

Air	
London Heathrow	6 miles
Luton Airport	31 miles
Gatwick Airport	45 miles







# HARMAN HOUSE

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## TERMS

Available by way of new flexible leases direct from the landlord.

## EPC

B/C To be assessed on completion.

## VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact:

Owned and  
Managed by



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