



Prominent air conditioned offices

OneSixSix / College Road / Harrow HA1 1BH

one six six

DESCRIPTION

166 College Road is a modern office building constructed in the late 1980's. It was fully refurbished in 2016 to include all new air conditioning and a remodelled reception area.

Harrow is one of the most vibrant office markets in north west London, known for its excellent amenities including two shopping centres and efficient access into central London via the Metropolitan line and Chiltern Line overland service into Marylebone in 16 minutes. The town has been transformed in recent years by considerable investment.





The reception is due to undergo a light refurbishment.



Internal photographs are of present tenants fit out and are for guidance only.



AIR CONDITIONING



BREEAM RATING VERY GOOD



SUSPENDED CEILINGS & LED LIGHTING



2 X 10 PERSON PASSENGER LIFTS



SHOWER FACILITIES



DEDICATED CAR PARKING

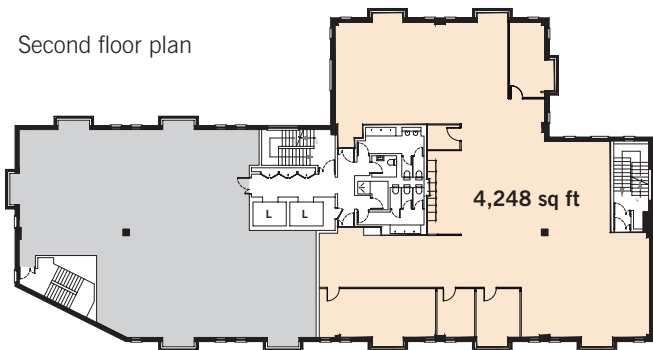


BIKE STORAGE

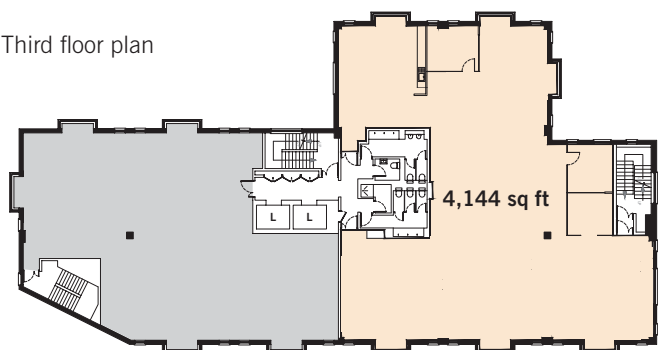


EPC RATING B

Second floor plan



Third floor plan



SPECIFICATION

- VRF air conditioning
- Metal tile suspended ceilings
- LED lighting on PIR motion sensors
- BREEAM rating Very Good
- 2 x 10 passenger lifts
- WC's and shower facilities
- 8 car parking spaces per suite
- Communal EV charging points to be installed
- Communal bicycle parking
- EPC Rating: B29

ACCOMMODATION

The accommodation comprises the following net internal area:

Part Third Floor	4,144 sq ft	385 sq m
Part Second Floor	4,248 sq ft	395 sq m

DESCRIPTION

Both office suites are undergoing refurbishment with some of the partitioning being retained as a benefit for the new tenant.

ONE SIX SIX



LOCATION

166 College Road, Harrow is located just 5 minutes walk from Harrow-on-the-Hill Station. Central London can be reached via the Metropolitan Line in approximately 20 minutes.

There are a range of cafés and restaurants within walking distance of the office including: Nando's, Costa Coffee, Steak Out, Chill on the hill, Café Nero and the Kingsfield Arms. Leisure facilities include a Fitness First and Gold's Gym plus a Vue Cinema complex.

The two shopping centres St George's and St Ann's are each within a short walk and offer further car parking should it be required.



MARYLEBONE
16 mins
BAKER STREET
20 mins
KINGS CROSS
25 mins



A40
17 mins
M1 J1
18 mins
M25 J16
28 mins
M40 J1A
28 mins



Heathrow
33 mins



166CollegeRoadHarrow.co.uk

Chamberlain
COMMERCIAL
0208 429 6899
www.chamberlaincommercial.com

AVISON
YOUNG
020 7493 2180

TERMS

Available by way of a new lease direct from the landlord.

VIEWING

Strictly by appointment through the joint sole agents.

Tony Chamberlain
020 8429 6899
07817 077077
tony@chamberlaincommercial.com

Angus Malcolmson
020 7911 2763
07836 627 477
angus.malcolmson@avisonyoung.com

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