

# HILL HOUSE

## HARROW



# HARROW-ON-THE-HILL

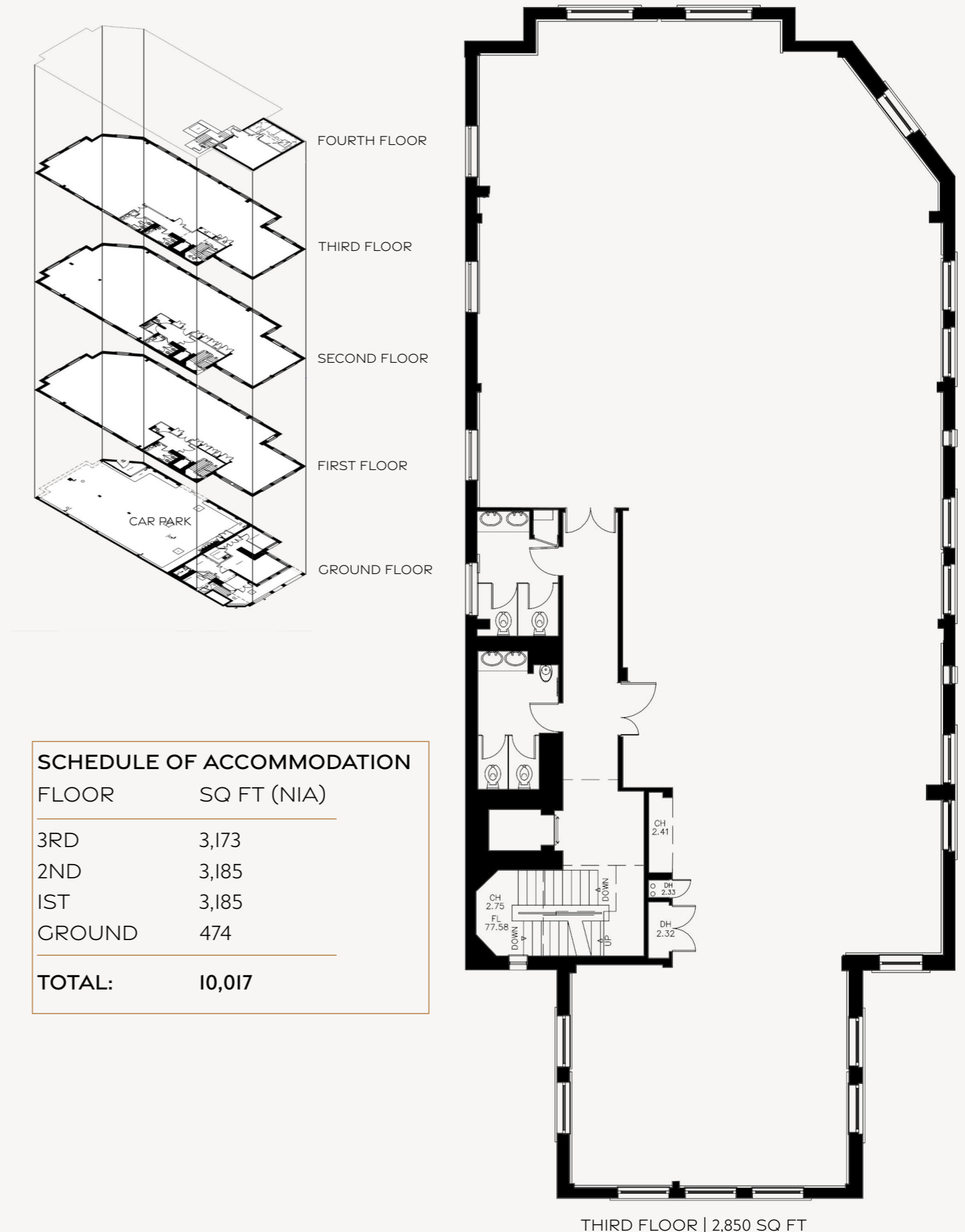
HIGH QUALITY FLEXIBLE OFFICE SPACE

TOTAL SPACE | 14,950 SQ.FT GIA

HILL HOUSE IS ONE OF HARROW'S MOST PROMINENT OFFICE BUILDINGS OFFERING UNRIVALLED AMENITIES IN A PRIME SITE CLOSE TO THE UNDERGROUND STATION. OF CLASSIC POST-MODERNIST DESIGN. THIS SELF-CONTAINED OFFICE BUILDING OF 14,950 SQ.FT. GIA PROVIDES 14 CAR PARKING SPACES) IN A SECURE GROUND FLOOR CAR PARK (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 AN ENHANCEMENT AND RE-BRANDING PROGRAM ADDING A SELECTION OF AMENITIES USUALLY FOUND ONLY IN MORE EXPENSIVE BUILDINGS IN LONDON.

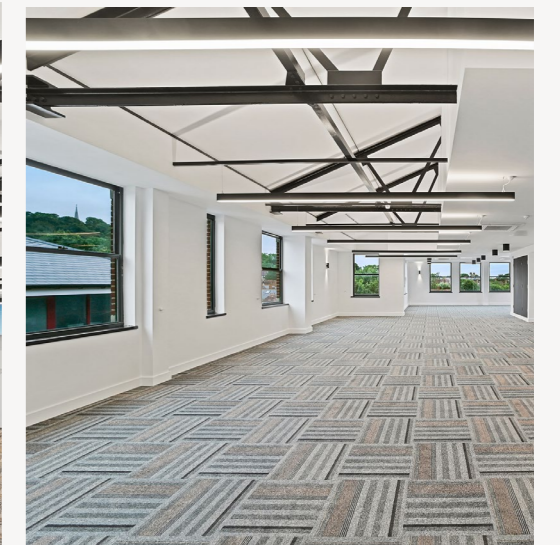
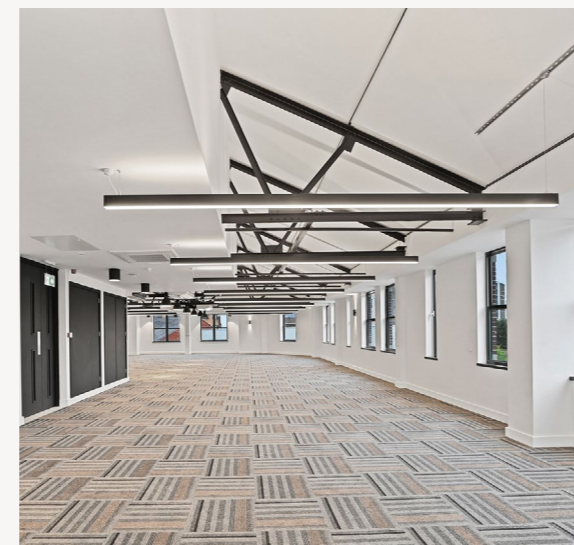
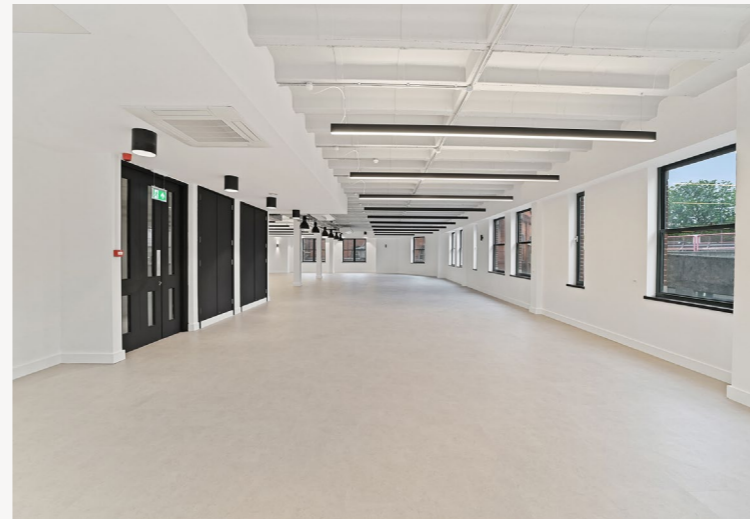
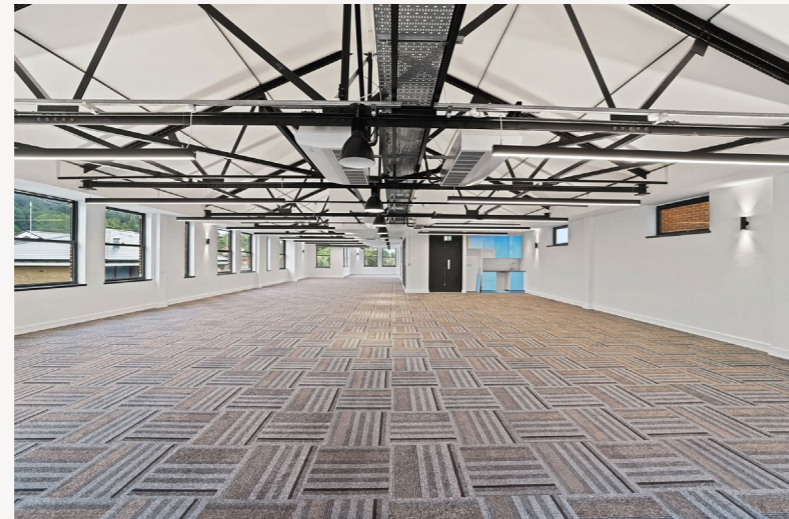
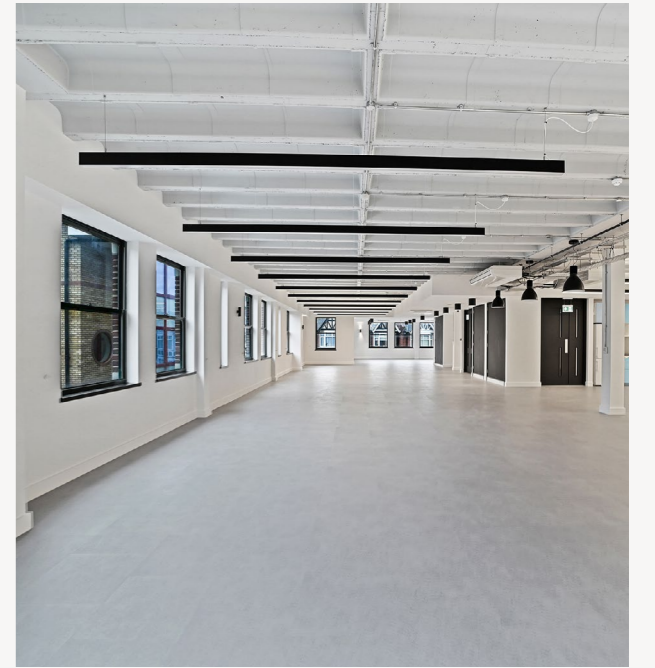
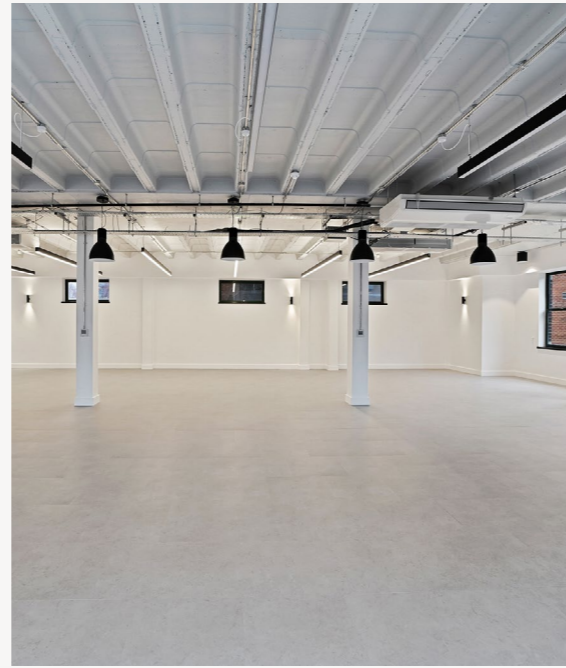
## THE BUILDING HAS BEEN COMPREHENSIVELY REFURBISHED PROVIDING THE FOLLOWING SPECIFICATION:

- + STATE OF THE ART ZONED LED ENERGY SAVING LIGHTING SYSTEM.
- + FULL ACCESS FLEXIBLE RAISED FLOOR SYSTEM.
- + ZONED CLIMATE CONTROL.
- + EXCELLENT NATURAL LIGHT PROVIDED BY WINDOWS TO ALL SIDES.
- + LUXURY WCS AND CHANGING ROOMS.
- + HIGH QUALITY CARPETING.



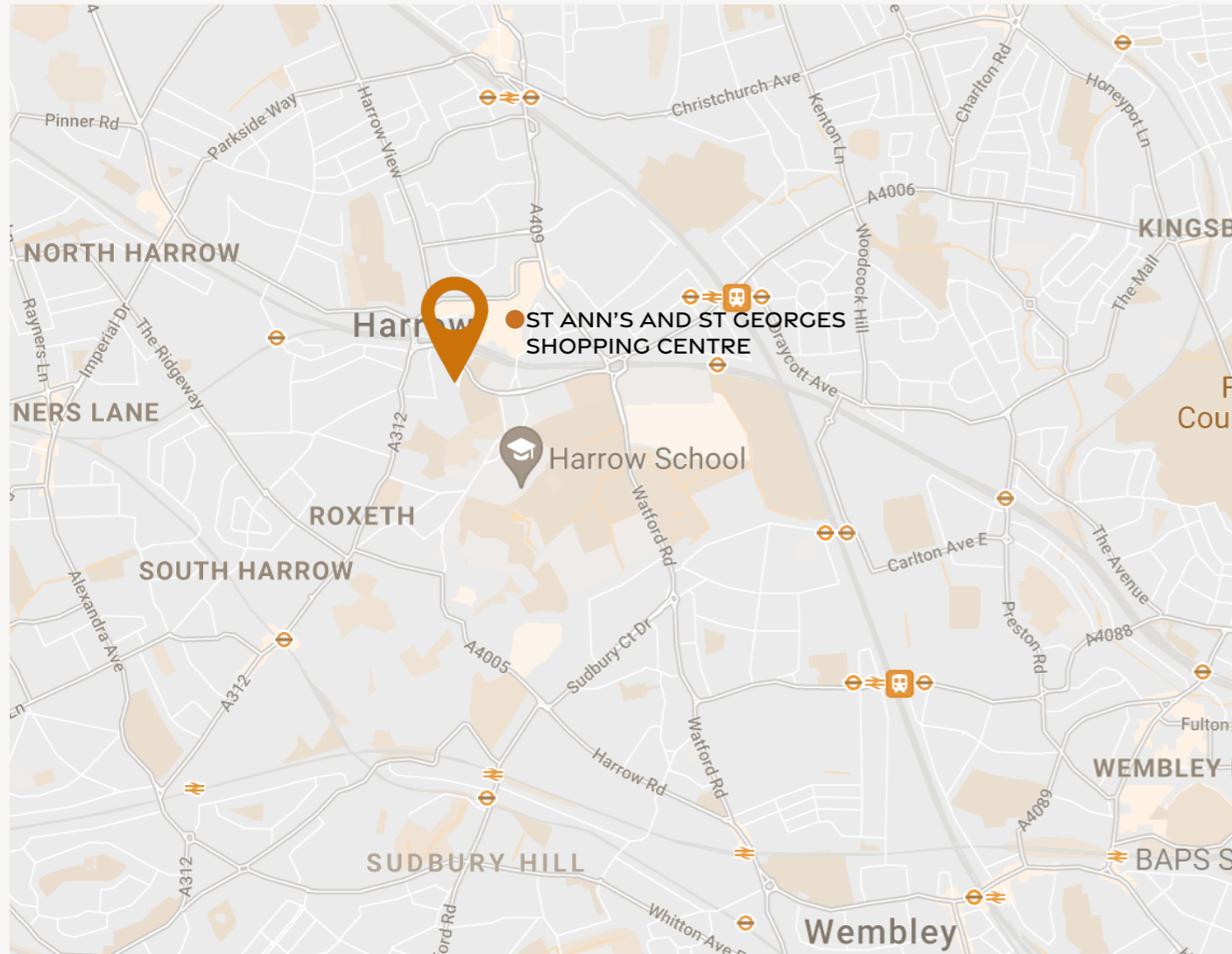
| SCHEDULE OF ACCOMMODATION |               |
|---------------------------|---------------|
| FLOOR                     | SQ FT (NIA)   |
| 3RD                       | 3,173         |
| 2ND                       | 3,185         |
| 1ST                       | 3,185         |
| GROUND                    | 474           |
| <b>TOTAL:</b>             | <b>10,017</b> |

TOTAL SPACE | 14,950 SQ.FT



# LOCAL AREA

67 -71 LOWLANDS RD, HARROW HAI 3AW



HILL HOUSE

METROPOLITAN

HARROW ON THE HILL  
WEST HARROW

BAKERLOO

HARROW & WEALDSTONE  
KENTON

HILL HOUSE

WALK  
1 MIN

HARROW-ON-THE-HILL

METROPOLITAN ALDGLATE  
19 MIN (5 STOPS)

BAKER STREET STATION

HILL HOUSE

WALK  
1 MIN

HARROW-ON-THE-HILL

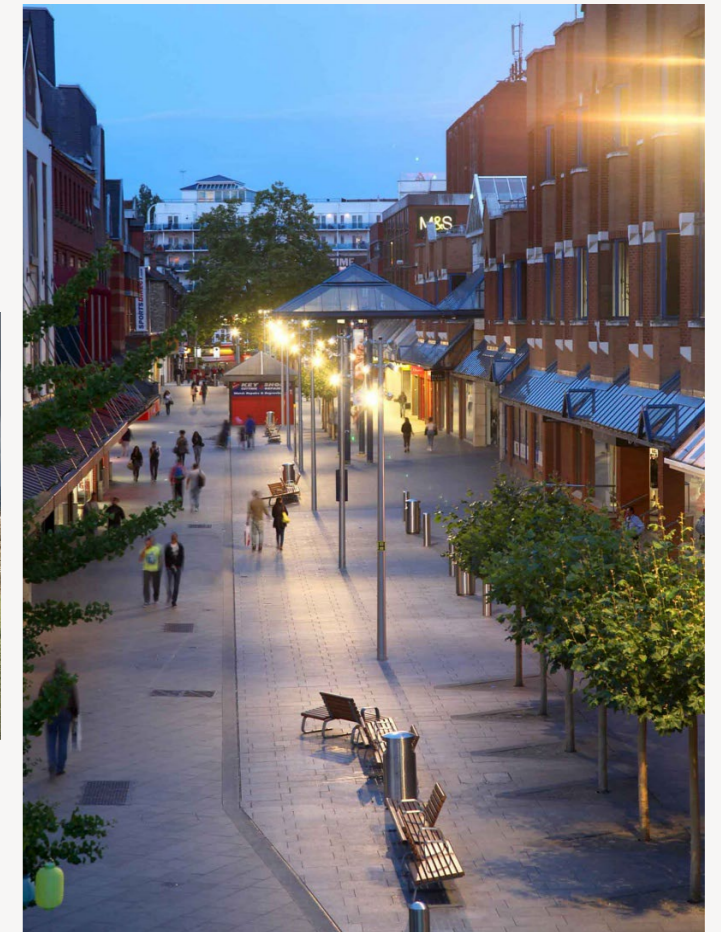
CHILTERN RAILWAYS  
12 MIN (NON-STOP)

MARYLEBONE

# LOCAL AMENITIES

HEATHROW AIRPORT IS SITUATED JUST 10 MILES TO THE SOUTH WEST

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