

GROUND FLOOR, HYGEIA BUILDING,  
66-68 COLLEGE ROAD,  
HARROW, HA1 1BE

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## Flexible lease length available

Newly refurbished and staffed reception  
with on-site management

**2,700 sq ft (251 sq m) To Let**



[brayfoxsmith.com](http://brayfoxsmith.com)

For further information please contact:

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# GROUND FLOOR, HYGEIA BUILDING, 66-68 COLLEGE ROAD, HARROW, HA1 1BE



## LOCATION

The Hygeia Building is located in the town centre directly opposite Harrow-on-the-Hill Underground station and bus stations which provide direct connections to Central London and Uxbridge.

Hygeia is located adjacent to the two shopping centres of St Ann's and St George's each of which have their own car parks and offer various retail and leisure amenities.

The Chiltern line offers a 16 minute service to London Marylebone and Bond Street is accessed in 21 minutes via the Metropolitan and Jubilee lines. Motorway links are excellent with the M40 (Junction 1) 8 miles and M25 (Junction 16) 9.5 miles away. Central London is just over 12 miles away and Heathrow Airport 11 miles.



## SPECIFICATION

- Grade A office space
- Excellent ground floor prominence fronting College Road
- Newly refurbished and staffed reception with on-site management
- Fully accessible raised floors
- Demised toilets
- 7 car parking spaces available
- EPC Rating: C

## AVAILABILITY

Floor	sq ft	sq m
Part Ground Floor	2,700	251
<b>Total</b>	<b>2,700</b>	<b>251</b>



## DESCRIPTION

The Hygeia Building is a high quality office building, built in 1991, and arranged over ground, mezzanine and five upper floors around an impressive central atrium with glass wall-climber lifts.

## TERMS

The suite is held on an existing lease which is held until 21st March 2025.

## VIEWING

Strictly by appointment through the sole agents.

For further information please contact:

### BRAY FOX SMITH

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