



## Office To Let, Harrow

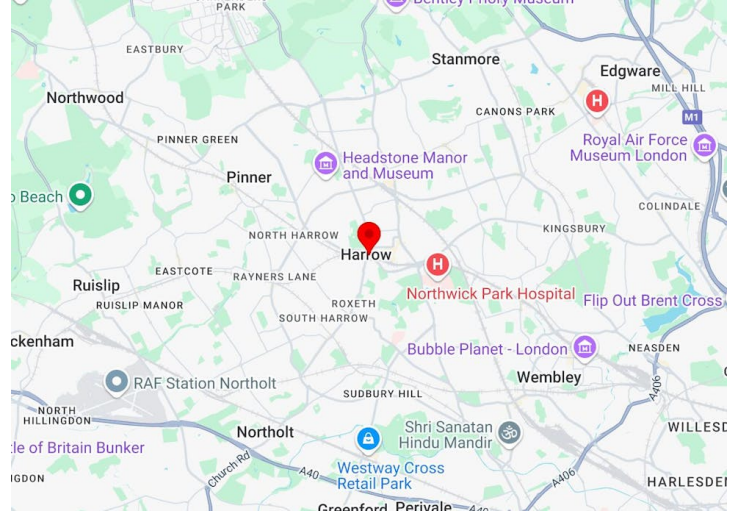
- Modern offices
- VRF air conditioning
- BREEAM rating "Very Good"
- Showers and cycle storage
- Parking
- Good levels of natural light
- Remodelled reception space
- 5 minutes' walk to Harrow-on-the-Hill

Station

# 166 College Road

Harrow, HA1 1BH

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	1,464 to 9,856 sq ft / 136.01 to 915.65 sq m
<b>Rent</b>	£29.50 per sq ft
<b>Rates Payable</b>	£13.51 per annum 2024
<b>Service Charge</b>	£11.99 per sq ft
<b>EPC</b>	B

## 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 2 shopping centres St George's and St Anne's are each within a short walk and offer further carparking should it be required.

## Property Highlights

Three suites of 1,464 sq. ft, 4,144 sq. ft, and 4,248 sq. ft available to let, refurbished and part fitted. 166 College Road is a modern office building constructed in the late 1980's which was fully refurbished in 2016, to include all new air conditioning and a remodelled reception area. The building has achieved BREEAM "Very Good" status and features showers, bicycle storage and car parking. There are bright, modern finishes throughout, with good levels of natural light.

## Accommodation

Name	sq ft	sq m	Availability
2nd - Part	4,248	394.65	Available
3rd - Part	951	88.35	Available
Ground - Part	1,464	136.01	Available
<b>Total</b>	<b>6,663</b>	<b>619.01</b>	

## Amenities & Specifications

- \_ Car Parking: Yes
- \_ Total parking spaces: 18

## Specification

VRF air conditioning Metal tile suspended ceilings LED lighting on PIR motion sensors For full specification details, please speak to one of our agents.

## Viewings

Strictly by appointment via the Joint Agents only.



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