



HYGEIA

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The best office  
building in Harrow  
just got better



# Specification

Bright, airy, high spec offices allow you to focus on the job in hand.

- Newly refurbished welcome and reception area
- Break out work bench in reception
- Full height central atrium
- Four x13 person passenger lifts
- 24 hour access
- Security and remote CCTV monitoring
- Male and female WCs on each floor, Disabled WCs
- Excellent car parking ratio (1 eps: 419 sqft)
- Fully air conditioned
- Fully accessible raised floors
- Suspended ceilings with LED lighting

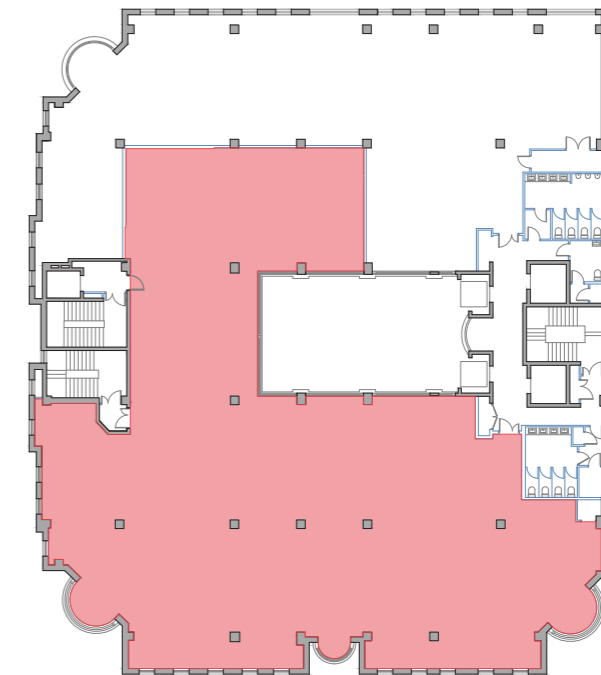


## Being refurbished Q3 2022

This stunning office space will be available soon

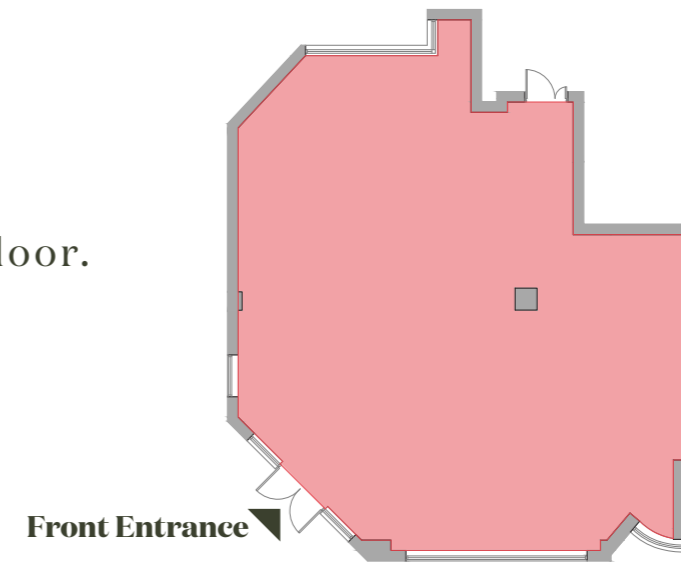
# Floor Plans

Part second floor.  
**7,220 sq ft**



College Road

Part ground floor.  
**1,676 sq ft**



College Road

### Schedule of areas

Part second floor	670.8 sq m	7,220 sq ft
Part ground floor	155.7 sq m	1,676 sq ft
<b>Total: (NIA)</b>	<b>826.5 sq m</b>	<b>8,896 sq ft</b>



# Within easy reach, Harrow is closer than you may realise



Hygeia is located on College Road in the heart of Harrow. It is adjacent to Harrow-on-the-Hill underground, train and bus stations with direct connections to Central London and Uxbridge.

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.

\* Source: tfl.gov.uk



# Only 12 minutes from London Marylebone by train

And only 19 minutes from Baker Street by tube, it couldn't be easier to get to the best offices in Harrow.

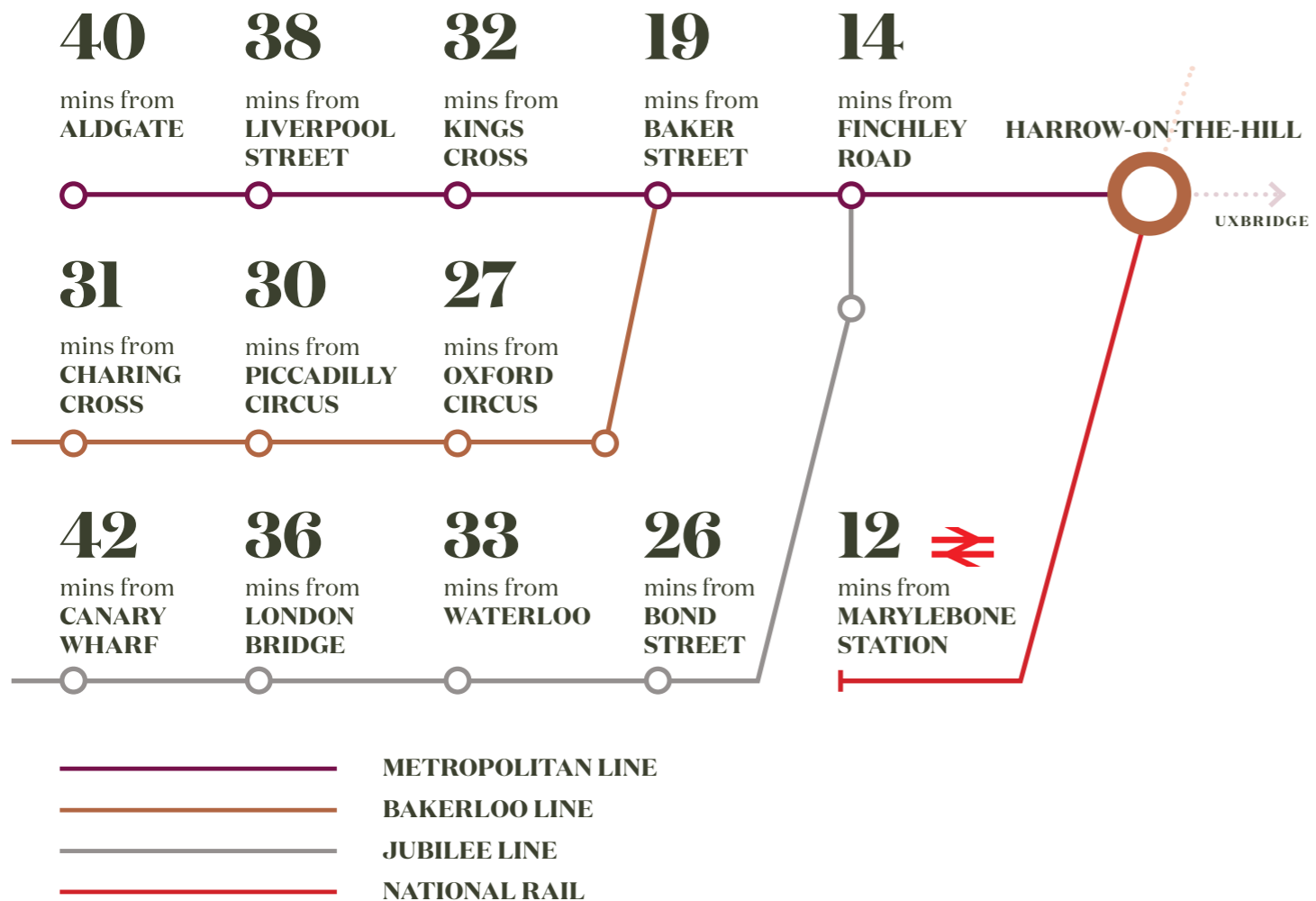


## Harrow: Grade A location, Grade A offices.

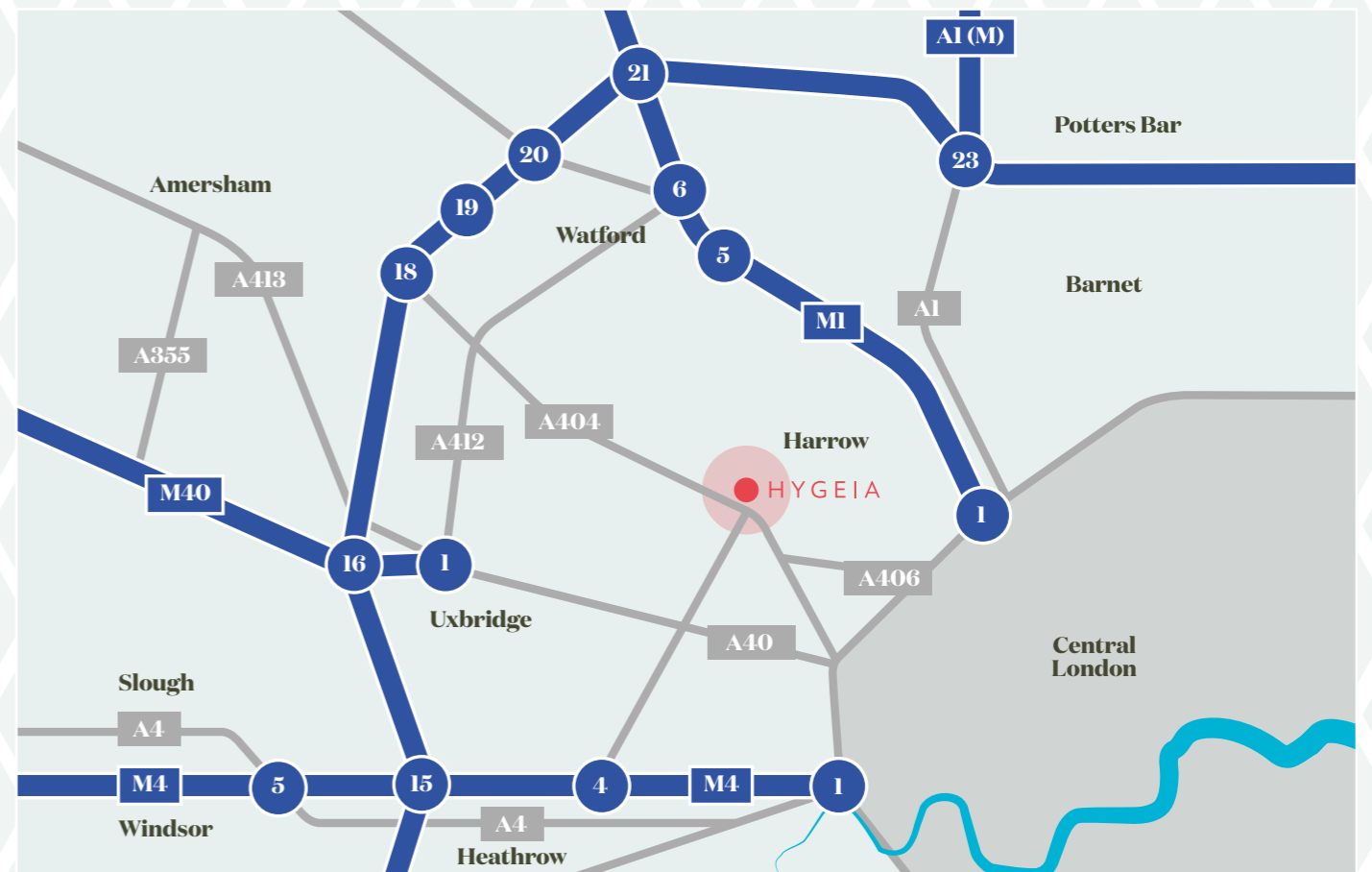
Hygeia is Harrow's premier office location with a wealth of retail and leisure amenities within easy walking distance.

There is a good range of high street shopping on the doorstep including St. George's and St. Ann's shopping centres and a variety of traditional pubs, stylish restaurants and the attractive open spaces of Harrow-on-the-Hill.

This combination of good amenities and excellent transport connections means that Harrow is already home to a number of high profile businesses all attracted to this commercial hub.







Sat nav reference: HA1 1BE



# HYGEIA

## HYGEIA

66-68 College Road,  
Harrow, Middlesex  
HA1 1BE

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

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**Terms**  
Upon application

**Viewing**  
Please contact the  
agents for more  
details

Owned and managed by:



# The best office building in Harrow



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