

**AVISON
YOUNG**

**Hygeia Building, 66-68 College
Road, HA1
Office To Let**



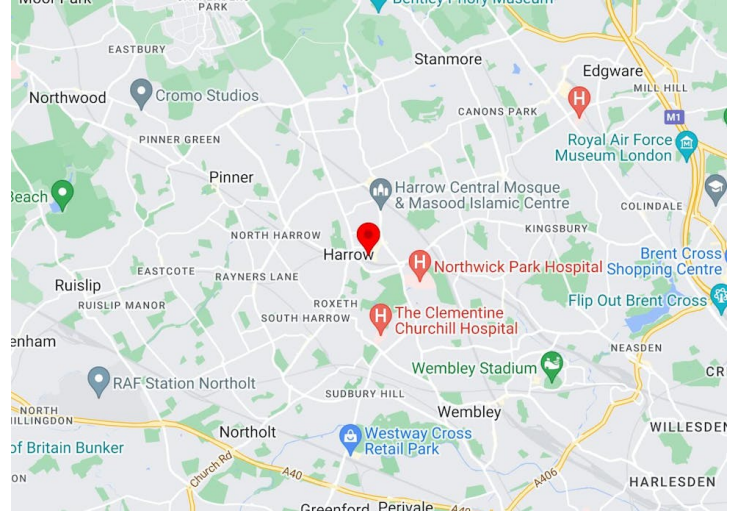
Office To Let, Harrow

- Premium specification offices to let
- 24-hour access
- Fully air conditioned
- On-site management team
- Fully accessible raised floors
- Full-height atrium
- Four 13 x person lifts
- Opposite Harrow-on-the-Hill Station

Hygeia Building

66-68 College Road, Harrow, HA1 1BE

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Summary

Available Size	2,274 to 9,294 sq ft / 211.26 to 863.44 sq m
Rent	£32.50 per sq ft
Rates Payable	£9.44 per sq ft 2024
Service Charge	£9.20 per sq ft
EPC	C

Location

Hygeia occupies a prime town centre location directly opposite Harrow-on-the-Hill Underground (Metropolitan Line), Train and Bus Stations with direct connections to Central London and Uxbridge.

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.

Hygeia is next to the two shopping centres of St Ann's and St George's, each of which have their own car parks and a full range of shopping, leisure and wellness facilities.

Property Highlights

To let, part 2nd floor and Part Ground Floor office space in Harrow City Centre. The Hygeia Building is a premium specification office property built in 1991, arranged over ground, mezzanine and five upper floors around an impressive central atrium with wall-climber lifts. The reception area has been recently updated to provide an impressive entrance for occupiers and visitors alike. The design-led reception area features breakout work space.

On each floor, there are male and female restrooms, and accessible WC's are available. Hygeia benefits from an excellent parking ratio (1 cps: 419 sq. ft, and 24/7 access).

Accommodation

Name	sq ft	sq m	Availability
2nd	7,220	670.76	Available
Ground - Part Ground	2,274	211.26	Available
Total	9,494	882.02	

Amenities & Specifications

- Car Parking: Yes
- BREEAM rating comment: No
- Parking ratio: 1:419 sq ft

Specification

For specification details, please speak to one of our agents.



Angus Malcolmson

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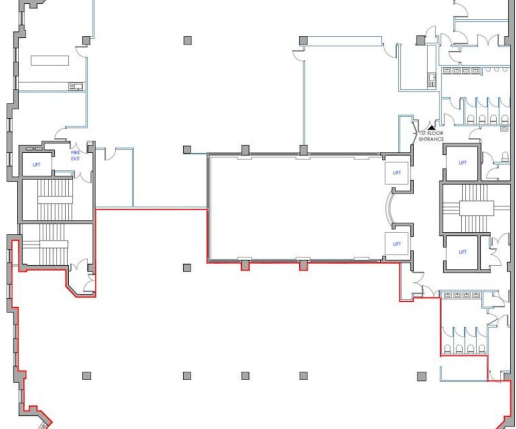
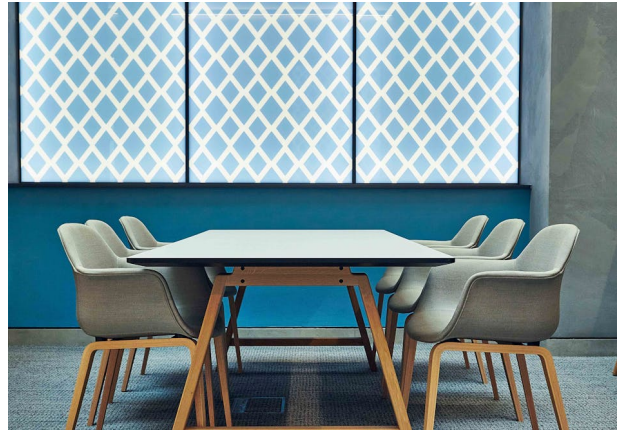
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