

**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

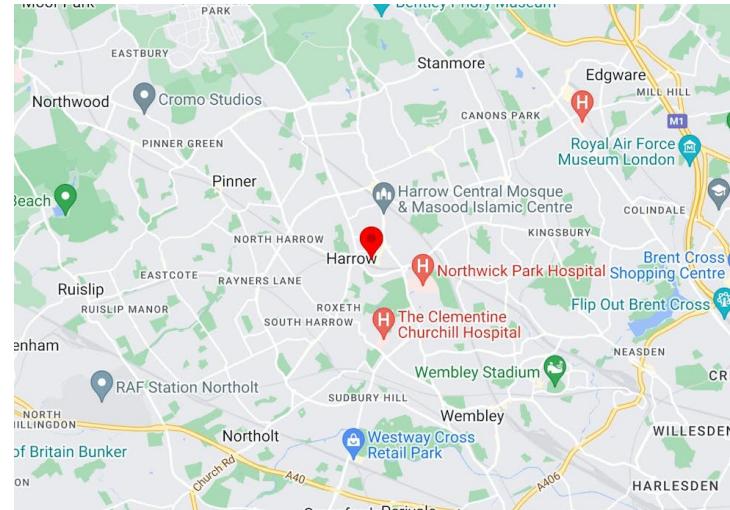
- Four 13 x person lifts

- Opposite Harrow-on-the-Hill Station

Hygeia Building

66-68 College Road, Harrow, HA1 1BE

AVISON
YOUNG



Summary

Available Size	3,473 to 14,373 sq ft / 322.65 to 1,335.30 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
5th	10,900	1,012.64	Available
4th	3,473	322.65	Available
Total	14,373	1,335.29	

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

 020 7911 2763 | 07836 627 477
angus.malcolmson@avisonyoung.com

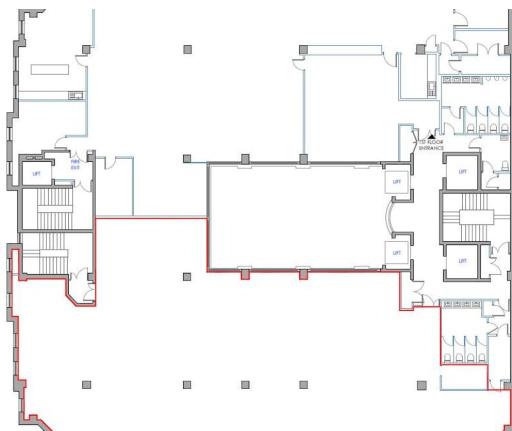
Henry Davies

 07831820636
henry.davies@avisonyoung.com



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.



Avision Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avision Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avision Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avision Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avision Young.