

# TO LET

CENTRAL HARROW OFFICE WITH CAR PARKING.

116 College Road, Harrow, HA1 1BQ



- **1,776 Sq Ft (164.99 Sq M)**
- **Reduced Rent of £17 per sq ft**
- **Town Centre Location**
- **Ground Floor**
- **Comfort Cooling**
- **Parking Spaces**

For further information please contact:

**Michelle Maloy, Chamberlain Commercial (UK) Ltd**  
The Clock House, 87 Paines Lane, Pinner, Middlesex, HA5 3BZ  
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**Chamberlain**  
COMMERCIAL

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## CENTRAL HARROW OFFICE WITH CAR PARKING.

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### LOCATION

Harrow is strategically located in North West London and affords excellent access to Central London, Heathrow Airport and the national motorway network. The building is located only a few minutes walk from Harrow-on-the-Hill Station which offers Metropolitan Line services to Baker Street, the City, Amersham and Uxbridge as well as the Chiltern Line to Marylebone and Aylesbury. Harrow is easily accessible by car being only a short drive from the M1, A1, A40 and A406 (North Circular) & M25.

116 College Road is located approximately 100 meters north of the main entrance of Harrow-on-the-Hill Underground Station (Met Line).

### DESCRIPTION

The property, 116 College Road, is an attractive dark red brick building with rear car parking access via Junction Road. We are offering the entire ground floor suite which is 1776 sq ft and benefits from gas central heating, comfort cooling, its own male and female wcs, a fitted kitchen and car parking.

### TERMS

Available to let from March 2019 on a new FR&I lease for a term to be agreed. Reduced rent of £17 per sq ft exclusive of VAT, business rates & service charge.

### ENERGY RATING

EPC C70 - A copy of the certificate is available upon request.

### BUSINESS RATES

London Borough of Harrow Rates Payable £10,942.75 pa

Prospective tenants are advised to make their own enquiries with regards to business rates.

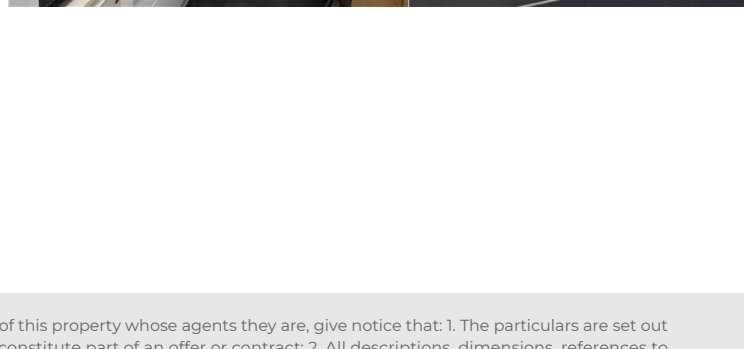
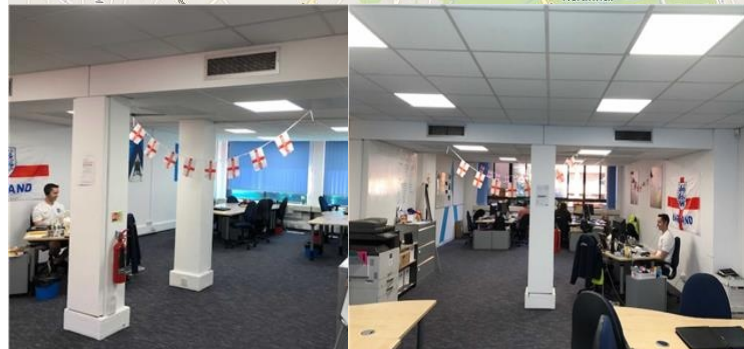
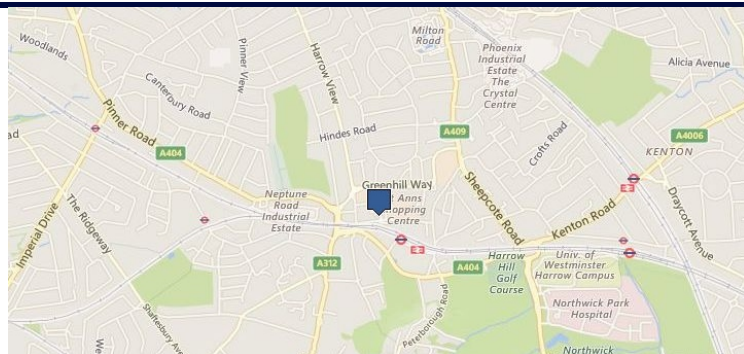
### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWINGS

Strictly by prior appointment via sole letting agents Chamberlain Commercial.

Contact Tony Chamberlain/Michelle Maloy - 020 8429 6899



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