



AVAILABLE TO LET

# 116 College Road HA1

116 College Road, Harrow On The Hill HA1 1BQ

Modern Self Contained Office

## Modern Self Contained Office

The office is located of the ground floor of this mixed use building. With self contained access directly from College Road and other benefits including; double glazing, fresh air system, perimeter trunking, good natural light, gas central heating, kitchen and WC.

Externally there is 1 allocated parking space. Additional spaces are charged at £150 per month plus VAT.

The property is available now.

<b>Rent</b>	£31,200 per annum
<b>Est. S/C</b>	£1,000 per annum
<b>Est. rates payable</b>	£10,950 per annum
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Size</b>	1,732 Sq ft
<b>VAT charges</b>	Plus VAT
<b>EPC category</b>	B
<b>EPC certificate</b>	Available on request

Marketed by: Dutch & Dutch

For more information please visit:  
<http://example.org/m/42459-116-college-road-ha1-116-college-road>



Ground floor self contained

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Good natural light

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1 allocated parking (additional available by separate arrangement)

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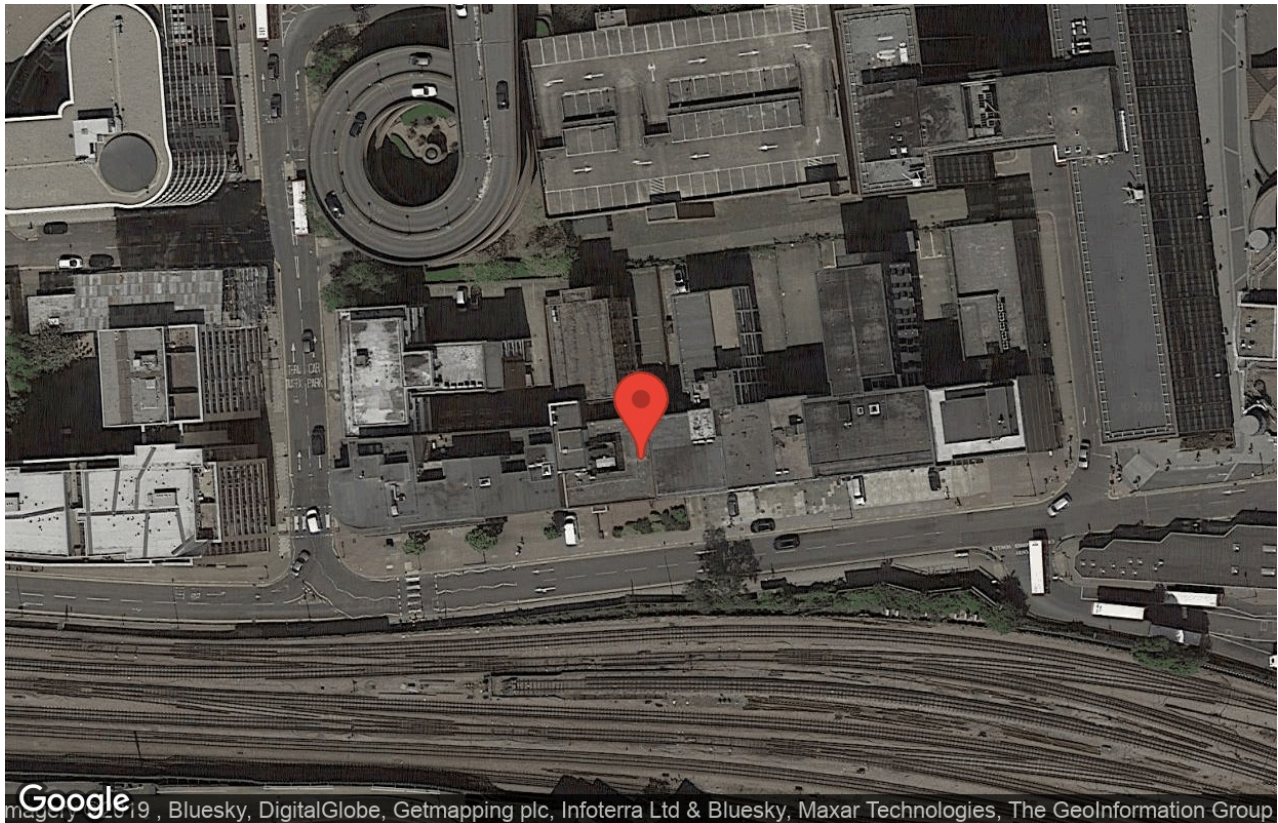
Fresh air system

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Available now



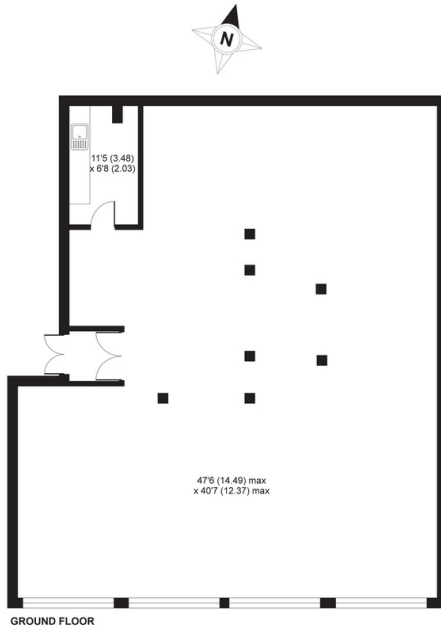
116 College Road HA1, 116 College Road, Harrow On The Hill HA1 1BQ



Data provided by Google

# Units & availability

**College Road, Harrow On The Hill, HA1**  
APPROX. GROSS INTERNAL FLOOR AREA 1802 SQ FT 167.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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<b>Location overview</b>	<p>Harrow is strategically located in North West London and affords excellent access to Central London, Heathrow Airport and the national motorway network.</p> <p>The building is located only a few minutes walk from Harrow-on-the-Hill Station (Metropolitan and Chiltern line).</p>
<b>Airports</b>	London Heathrow 8.8m, London City 17.7m, London Luton 20.4m
<b>National rail</b>	Harrow-on-the-Hill 0.1m, Harrow & Wealdstone 0.9m, Kenton 1.0m
<b>Tube</b>	Harrow-on-the-Hill 0.1m, West Harrow 0.6m, Harrow and Wealdstone 0.9m
<b>Estimated rates</b>	£10,950.00 per annum
<b>Estimated service charge</b>	£1,000.00 per annum
<b>Legal costs</b>	Each party to be responsible for their own legal costs incurred
<b>VAT</b>	Plus VAT
<b>Planning class</b>	B1
<b>EPC</b>	Available on request

Notes:

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Quote reference: RENT-42459

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.