

**Highlights**

- Part 1st Floor Space of approx 6,357 sq ft
- High Quality Town Centre Office Building
- Opposite Harrow-on-the-Hill Station
- Reception Undergoing Comprehensive Refurbishment
- 13 Car Parking Spaces

**Specification**

- Staffed reception and on-site management
- Open plan offices
- LED lighting
- Fully accessible raised floors
- Suspended ceiling

**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.

Hygeia is located adjacent 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 and eating amenities and a gym.

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.

**Description**

The Hygeia Building is a high quality office property, built in 1991, and arranged over ground, mezzanine and five upper floors around an impressive central atrium with glass wall-climber lifts. A high quality office suite on the first floor is now immediately available.

There are 13 car parking spaces available with the suite which provides an excellent parking ratio of 1:489.



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## Area

The suite is situated on the 1st floor at the front of the building; the approximate net internal area is:

Floor	Sq ft	Sq m
Part 1st	6,357	590.6
	<b>Total: 6,357</b>	<b>Total: 590.6</b>

## Tenure

The property is available on a new full repairing and insuring lease.

## Rent

£29.50 per sq ft

## Business rates

We understand that the property is to be assessed.

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Service charge

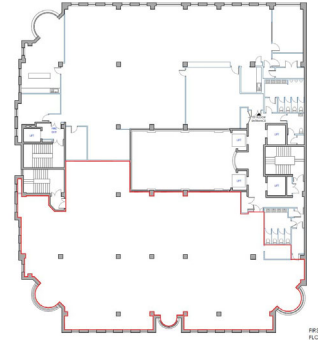
The 2021 service charge budget is £9.91 per sq ft.

## EPC

The Energy Performance Asset Rating is D-89. A certificate can be made available.

## VAT

All rents, prices and premiums are exclusive of VAT.



\*Indicative CGI's only



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