

Available Business Premises

**Office, Industrial & Warehouse Address,
Floorspace & Agent**

September 2020

Regeneration, Planning & Enterprise

Offices & Industrial/Warehousing Premises Available in Harrow

The information included in this document has been collected from agents who are actively marketing these premises and have made that information available to the Council. Where agents have not been able to forward their current availability, the entries from the previous listing have been retained (therefore some of the premises included may no longer be available and some premises currently available may not be included).

Offices Harrow town centre is a major office location. South Harrow, Rayners Lane and Stanmore are other office centres. Substantial amounts of modern office accommodation are available. Rents for prime offices range from £15.00 to £40.00 per sq ft (£161.40 to £430.40 per sq metre), and for older premises from £10.00 to £30.00 per sq ft (£107.60 to £322.80 per sq metre).

Industrial/Warehousing There are purpose-built units in a number of locations available. Some land has been designated for industrial development in the Harrow Local Plan which replaces the Harrow Unitary Development Plan, further details can be obtained by contacting this office. Rents for prime property range from £10.00 to £20.00 per sq ft (£107.60 to £215.20 per sq metre), and for older premises from £6.00 to £15.00 per sq ft (£64.60 to £161.40 per sq metre).

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Harrow Council

Population:	251,160 (June 2019)	Business Rate Multiplier (2020/21) 51.2 pence (0.512) 49.9 pence for small businesses (0.499)
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Economically Active Workforce (Aged 16-64):	114,100 (March 2020)	Unemployment rate 7.1% (August 2020)
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Total floorspace:

Industrial/Warehousing	2,065,500 (sq ft) 192,000 (sq m)	Offices 2,191,800 (sq ft) 203,700 (sq m)
Housing	95,043 dwellings	Open space 2,958 acres 1,197 hectares

Harrow Council
Research
Regeneration, Planning & Enterprise
4th Floor North Wing
P.O.Box 37
Civic 1
Station Road
Harrow
HA1 2UY

Business Rates:
020 8424 1670

Enterprise Wellness UK
3 Jardine House
Harrovia Business Village
Bessborough Road
Harrow
HA1 3EX

Tel:
Email: marc.mason@harrow.gov.uk
Website: www.harrow.gov.uk

020 8427 6188
info@enterprisewellness.uk
<http://enterprisewellness.uk/>

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Offices</u>		<u>0 - 99 sq m</u>	
16/18 Love Lane Pinner HA5 3EF		David Wilson Property 020 8429 7171	Ground floor office suite comprising three rooms. Includes one parking space. Further parking spaces available at extra cost if required. Rental £15,000 per annum fully incl. (ref: LOVEL/10185/1)
Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP		Phoenix Business Centre 020 8861 3311	Fully serviced state of the art studio offices. Newly refurbished to highest standard. Fast and reliable internet 24 hour access. On-site allocated parking. Additional storage available. Only 12 minutes to central London. Further details on request.
Regus College Road Harrow HA1 1BD		Office Freedom 020 3603 2576	Recently refurbished business centre. Natural light. Air-conditioned. Panoramic views. Fully equipped conferencing and meeting rooms. Excellent breakout spaces. Video conferencing. Business support services. Dedicated comms. room. Cat 5e cabling. Boardroom Reception area Super high speed internet. Central heating. Kitchen. Dedicated phone line. WC. 24/7 access. 24 hour remote security monitoring. Furnished. Off street parking. No start-up costs. Flexible agreements. Rental from £350 per person per month. (#8501)
Harrow Business Centre Pinner Road North Harrow HA1 4HN		Office Freedom 020 3603 2576	Fully serviced office centre. Advanced telephony. Broadband. Flexible office solutions. Boardroom. Meeting rooms. Air-conditioned. Super high speed internet. Reception area. Central heating. Kitchen. Dedicated phone line. 24/7 access. Furnished. WC. Rent from £250 per person per month. (#15314)
Safestore Garland Road Stanmore		Office Freedom 020 3603 2576	Various office sizes with bespoke features to suit budget and meeting needs. On-site storage space. Easy access. IT connectivity available. Car parking. Meeting rooms. Kitchen. Boardroom. Reception area. Super high speed internet. Air-conditioned. 24/7 access. Central heating. Dedicated phone line WC. Lease terms and rental on request. (#20716)
Oasis South Hill Avenue South Harrow HA2 0DU		Office Freedom 020 3603 2576	Modernist business centre. Recently refurbished. Natural light. Executive conference suites. Super high speed internet. WC. Personalised telephone answering. Kitchen. Message taking and voicemail. Executive furnishings. Comprehensive IT and communications infrastructure. Furnished. Meeting rooms. Boardroom. Central heating. 24/7 access. Air-conditioned. Reception Area. Security station. Dedicated phone line. Dedicated car parking. Rental from £295 per person per month. (#301)
Harrow		Completely Office www.completelyoffice.co.uk	Offices to let and serviced offices available in various locations across the borough.
Pentax House South Hill Avenue South Harrow HA2 0DU		Oasis Serviced Offices 020 8938 4603	Fully serviced office suites. Current availability: one person office; 2 x 2/3 person offices; and 10 x one person offices. Clients are on a two month notice period so this can change. Manned reception, Monday-Friday 9am to 5pm. 24/7 access. Rental and lease terms on application.
BeWise Point 221-227 High Road Harrow Weald HA3 5EE		BeWise Point 07863 332282	Two offices are available to rent 9am to 5pm Mondays to Fridays. Office one fits 4 desks and office two fits 8 to 10 desks. Also, classrooms available for meetings, training and teaching etc. Lease terms and rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
79 College Road Harrow HA1 1BD		Regus 0800 756 2911	Serviced office building refurbished to a high standard, with fresh modern decor. Air-conditioned. Disabled facilities. Reception open 8:30 to 18:00. Showers. 24/7 access. Raised floors. Suspended ceilings. Lift. 3 meeting rooms accommodating from 2 to 30 people. Transport links. Co-working, both permanent desks and hot-desks available. Virtual office for use as a business address. Prices, offices from £170 per month, co-working from £160 per month, virtual office from £52 per month and meeting rooms from £44 per hour. Prices are the minimum price per person, based on a 24 month contract or lowest rates available.
MS Business Centre Chapel Lane Pinner HA5 1AZ		David Wilson Property 020 8429 7171	Leasehold offices. Small office/room. Rental £3,640 per annum inclusive (from £70 per week all in). (ref: MSBUS/10205/1)
Signal House 16 Lyon Road Harrow HA1 2AQ		Ferrari Dewe & Co 020 8427 4288	Second floor offices. Central Harrow location. 99 year lease from May 1987. Price £115,000 subject to contract. Available immediately.
MS Business Centre Chapel Lane Pinner HA5 1AZ		David Wilson Property 020 8429 7171	Leasehold offices. Divided into 5 smaller offices. Or can split offices. Rental £13,800 per annum (1,150 per month). (ref: MSBUS/10265/1)
Whitefriars Avenue Harrow HA3 5RN		Cosmo Estates 020 3475 1754	Brand new luxury state of the art offices. Private self-contained suites from 3 desks to 15 desks. Secure door entry with 24 hour access. Free high speed broadband. Fully serviced offices. Managed reception desk during office hours. Lift. Dedicated meeting rooms for up to 10 delegates. Intercom door entry system. Fully air-conditioned. Modern shared kitchen and communal washrooms. High ceiling. LED lighting. Central heating. Wifi. CCTV. Car parking. Available offices: 3 workstations x 1 office, 4 workstations x 2 offices, 5 workstations x 1 office, 7 workstations x 1 office, 10 workstations x 1 office. The offices are available on a minimum one year contract. Rental £550 per workstation.
Fitzgerald House Willowcourt Avenue Kenton HA3 8ES		Ferrari Dewe & Co 020 8427 4288	2-3 person first floor office, 24/7 access. Shared WCs. Communal kitchen. Telephone line and broadband to be arranged by occupier. Car parking available at £60 per space per month. Available on a yearly renewable licence basis. Licence fee £5,520 per annum inclusive. Available now.
Miller House Rosslyn Crescent Harrow HA1 2RZ		Cosmo Estates 020 3475 1754	21 modern, light and affordable office spaces varying in size from 2 to 6 persons. Kitchen facilities. Parking (at additional cost) subsidised business rates and fully inclusive service charges (electricity, water). Available offices: one small office - 1 to 2 workstations, £350 per calendar month, three medium offices 2 to 3 workstations, £650 per calendar month each, two medium offices 4 to 5 workstations, £950 per calendar month each. Minimum term of three months.

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Havelock Hub Havelock Place Harrow HA1		Office Freedom 020 3603 2576	Modernly refurbished air-conditioned office suites. Available immediately. Impressive private office suites. Open plan co-working spaces. Modern meeting rooms. Large attractive break-out areas. Kitchen. Boardroom. Reception Area. Super high speed internet. Central heating. Dedicated phone line. 24/7 access. WC. Furnished. Rental from £250 per person per month. (#30289)
Whitefriars Avenue Harrow HA3 5RQ		David Charles Property Consultants 020 8866 0001	Artisan Studios is a newly converted business hub providing flexible work space for the creative industries. The second floor offers glass fronted cabin offices, each suitable for 2 to 3 work stations. The office space is air-conditioned, IT cabled and fully furnished with internet and telephones provided. Within the studios is a large break out area with kitchen and WC, together with boardroom facilities. Larger office areas are also available throughout the building. Manned reception during office hours. Lease terms and rental on application.
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	Various sizes	Harrow Business Centre 020 8515 2750	Multiple offices to rent in a serviced centre over four floors. Office sizes range from one to eight occupants plus, there is a shared co-working space too. On-site meeting rooms can be hired by the hour, half or full day. Occupancy is constantly changing so anyone interested in space here can be advised at that time on availability and price.
51 Station Road North Harrow HA2 7SR		David Wilson Property 020 8429 7171	Two office rooms to let in a refurbished office building. A four person room at an inclusive rental of £8,200 per annum and a two person room at £4,700 per annum. Rate exempt. (ref:)
Canning Road Harrow		David Wilson Property 020 8429 7171	Well presented ground floor office suite. Gas central heating WC facilities. Ideal for accountants, architects etc. One parking space. New lease available. Rental £8,950 per annum excl. (ref:)
High Street Pinner		David Wilson Property 020 8429 7171	Well presented first floor office suite within a conservation area. Air-conditioned. Own pedestrian door access. Kitchen. WC facilities. New lease available. Commencing rental £15,000 per annum exclusive. (ref:)
Pinner Road Harrow		David Wilson Property 020 8429 7171	Offices available. Details on request. Rental £16,500 per annum. (ref:)
Devonshire House Honeypot Lane Stanmore HA7		Ashton Fox 020 8022 6393	Second floor office to let in a modern office three storey building. 8-9 desks. Spacious aspect. Large secure well lit gated car park. Fully furnished. Lift. Impressive entrance. CCTV. Well appointed smart reception lobby. On-site coffee shop. Boardrooms for hire. Fully furnished, Air-conditioned with own controls. Fully serviced reception and management support. 24/7 access. Card entry system. Secure key fob. Dedicated two conference rooms with Cat 5 cabling. Available on flexible terms. Rental £1,800 per calendar month incl. Instant occupation.
Pinner Road Harrow HA1	80-300 sq ft 7-28 sq m	Chamberlain Commercial 020 8429 6899	A modern office building arranged over first and second floor with an impressive ground floor manned reception. The air-conditioned offices are fitted to a high standard and provide a range of sizes. There are boardroom facilities available for separate rental and parking options. Close to the tube. Lease terms and rental on application.

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Beldham House Parr Road Stanmore HA7 1NR	94-499 sq ft 9-46 sq m	Beldham House 020 8952 6695	Newly refurbished fully services modern office space. 17 offices in total ranging in size from 94 sq ft to 499 sq ft. Double glazing. Pre wired sockets for both telephone and internet access. Allocated parking. Mail collection and reception services. Fully covered by CCTV 24/7. Secure access. Flexible terms available. Rental includes heating, lighting and rates. Details on request.
14 Havelock Place Harrow HA1 1LJ	100-2,000 sq ft 9-186 sq m	Ferrari Dewe & Co 020 8427 4288	Office suites available on ground and two upper floors. Suitable for 2 persons, 4 persons and 6 to 8 persons There is also a large open plan office suite of 2,000 sq ft on the top floor if required. Showers. Fully air-conditioned. Open plan co-worker space. Impressive private office suites. Modern meeting rooms. Large attractive break-out areas. Bicycle racks. Offered on new flexible licence agreements on a fully inclusive basis. Rental upon application.
14 Havelock Place Harrow HA1 1LJ	100-2,000 sq ft 9-186 sq m	Chamberlain Commercial 020 8429 6899	Havelock Hub is an exciting new office centre. It offers impressive private offices, modern meeting rooms, open plan co-worker space and large attractive break-out areas. Office space is bright and interesting. Fully air-conditioned. Exposed steel frame. All sizes are available. Bicycle racks. Showers. Flexible agreements. Rental on request.
Honeypot Lane Stanmore HA7 1BT	100-4,000 sq ft 9-372 sq m	Office Freedom 020 3603 2576	Large contemporary business centre offering prime office space. Bespoke suites available to suit 1 to 100 work stations. Comfortable break out areas. Kitchen and recycling facilities. Comprehensive IT and communications network. Meeting Rooms. Ergonomic furnishings. On-site management and staff. Personalised telephone answering. Manned reception. Super high speed internet. Boardroom. Air-conditioned. Dedicated phone line. Central heating. WC. 24/7 access. Dedicated car parking. Rental from £200 per person per month. (#8698)
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS	100-10,000 sq ft 9-929 sq m	Devonshire Business Centres Ltd 020 8732 5555	Well-appointed fully furnished offices. Bespoke arrangements for 1 to 100 persons. Card entry. Telecoms solutions with digital telephones. CCTV. 24 hour access. Air-conditioned. Extensive On-site car parking. Flexible terms. Rental on application.
The Pavilion Rossllyn Crescent Harrow HA1 2SZ	110 sq ft 10 sq m	Ashton Fox 020 8022 6393	First floor serviced 1 to 2 desk office. Gas central heating. Boardroom facility. Furnished. Carpeted. Double glazed windows. On-site secure parking. Broadband. Available on a yearly licence. Rental £4,800 per annum inclusive. Available immediately.
Byron Road Harrow HA3	110 sq ft 10 sq m	Ashton Fox 020 8022 6393	Ground floor office suitable for 1-2 people. Laminate flooring. Suspended ceiling. CCTV. Security alarm. Lease terms on application. Rental £300 per calendar month incl. No VAT.
Cygnat Honeypot Lane Stanmore HA7 1BT	111-2,500 sq ft 10-232 sq m	Office Freedom 020 3603 2576	A thriving business centre with a variety of larger open plan spaces and smaller cellular offices. Meeting Rooms. Kitchen. Boardroom. Reception area. Super high speed internet. Air-Conditioned. Central heating. Dedicated phone line. WC. 24/7 access. Furnished. On-site incubator director is on hand to provide support. Prices are negotiable. Rent from £250 per person per month. (#22464)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane Stanmore HA7 1BT	111-1,200 sq ft 10-112 sq m	Cygnat Properties & Leisure 020 8731 5200 www.stanmore-bic.co.uk	High quality office space available from 111 sq ft to 1,200 sq ft. Prices from 550 per calendar month plus VAT and are negotiable dependent on the size and length of tenure. Incubator director on hand to provide support. Services include: Conference and meeting rooms. Telephone answering. CCTV. Car parking. Climate control. Reception. Kitchens. 24/7 access. Access control. Further details on request.
Office 4 Devonshire House Honeypot Lane Stanmore HA7	123 sq ft 11 sq m	Ashton Fox 020 8022 6393	Ground floor office to let in a modern office three storey building. 2 desks. Spacious aspect. Large secure well lit gated car park. Fully furnished. Lift. Impressive entrance. CCTV. Well appointed smart reception lobby. On-site coffee shop. Boardrooms for hire. Fully furnished, Air-conditioned with own controls. Fully serviced reception and management support. 24/7 access. Card entry system. Secure key fob. Dedicated two conference rooms with Cat 5 cabling. Available on flexible terms. Rental £600 per calendar month incl. Instant occupation.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	150-650 sq ft 14-60 sq m	Chamberlain Commercial 020 8429 6899	Newly converted business hub providing flexible workspace. The first and second floor offers glass fronted cabin offices, each one is suitable for 2-3 workstations up to 10 workstations. Air-conditioned and IT cabled. Fully furnished with internet and telephones provided. Large break-out area with a kitchen on the first floor. Kitchen facilities also on second floor. Boardroom available with a manned reception during office hours. Rental on application.
Harrow Business Centre 431-433 Pinner Road North Harrow HA1 4HN	150-4,400 sq ft 14-409 sq m	David Charles Property Consultants 020 8866 0001	High quality newly refurbished serviced offices suites. Potentially the highest specification offices over two floors. Various sizes. Stunning reception area. Passenger lifts. Car parking. Boardrooms can be rented at short notice. Flexible terms to suit individual needs. Rental from £400 per month incl.
Suite 1 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	154 sq ft 14 sq m	Ashton Fox 020 8022 6393	Ground floor luxury serviced office to let. 2-3 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £770 per calendar month inclusive. Available immediately.
Suite E Bishops Walk House 23 High Street Pinner HA5 5PJ	160 sq ft 15 sq m	David Charles Property Consultants 020 8866 0001	Second floor office in a mid terraced brick built property in excellent condition. Excellent natural light. Gas fired central heating. Fluorescent lighting. Carpeting. Entry phone. 24hr access Entry phone system. Parking at £1,200 per annum per space. Available by way of a new lease for a term to be agreed. Rental £700 per calendar month inclusive.
Unit 10 Rosslyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £600 per month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 11 Rosslyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £600 per month.
Unit 11A Rosslyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £600 per month.
Unit 14A Rosslyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £625 per month.
Unit 14B Rosslyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £625 per month.
Unit 14C Rosslyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £625 per month.
Dunwoody House Kenton Road Kenton HA3 9DH	160 sq ft 15 sq m	Ashton Fox 020 8022 6393	Second floor two desk office suite to let in an impressive modern building with all glass façade. Open plan with glass partitions. Air-conditioned. Furnished. Carpeting. Lift. Shared kitchen. 2 WCs. Computer flooring. Lease terms are available on application. Rental £6,600 per annum inclusive (£550 per calendar month). Available immediately.
Suite 6 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	160 sq ft 15 sq m	Ashton Fox 020 8022 6393	Ground floor luxury serviced office to let. 2-3 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £800 per calendar month inclusive. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Phoenix House Rosslyn Crescent Harrow HA1 2SP	174 sq ft 16 sq m	Chamberlain Commercial 020 8429 6899	Ground floor modern unfurnished office. Available on a six month licence agreement. Rental includes air-conditioning, heating, gas, electricity, water, broadband and business rates but exclusive of telephone lines. Car parking is an additional £60 per month per space. Rental £5,880 per annum.
Unit 10 Bradburys Court Lyon Road Harrow HA1 2BY	176-1,300 sq ft 16-121 sq m	Chamberlain Commercial 020 8429 6899	Office suites are available in a contemporary new building which provides stunning workspace with floor to ceiling glass curtain wall windows. Suites are available of varying sizes from two workstations upwards. Full floors can be leased suitable for 15 to 20 people. Offices can be leased on a furnished basis at an all-inclusive rent or as open plan empty office space. Lease terms and rental on request.
Phoenix House Rosslyn Crescent Harrow HA1 2SP	178 sq ft 16 sq m	Chamberlain Commercial 020 8429 6899	First floor modern unfurnished office. Available on a 12 month licence agreement. Rental includes air-conditioning, heating, gas, electricity, water, broadband and business rates but exclusive of telephone lines. Car parking is an additional £60 per month per space. Rental £6,230 per annum.
Office 7 Rosslyn Crescent Harrow HA1	188 sq ft 17 sq m	Ashton Fox 020 8022 6393	Stunning, luxury first floor office. Refurbished to a high standard. 4 desks. 24 hr gated secure access. On-site gated secure parking is available. Office is available on a renewable yearly licence basis. Rental £548.33 per calendar month inclusive.
Office 8 Rosslyn Crescent Harrow HA1	190 sq ft 18 sq m	Ashton Fox 020 8022 6393	Stunning, luxury first floor office. Refurbished to a high standard. 4 desks. 24 hr gated secure access. On-site gated secure parking is available. Office is available on a renewable yearly licence basis. Rental £594 per calendar month inclusive.
Byron Road Harrow HA3	190 sq ft 18 sq m	Ashton Fox 020 8022 6393	Ground floor office suitable for 4 people. Laminate flooring. Suspended ceiling. CCTV. Security alarm. Reception area. Kitchen. 2 WCs. One on-site car parking space. Rental £450 per calendar month incl. No VAT.
Phoenix House Rosslyn Crescent Harrow HA1 2SP	190 sq ft 18 sq m	Chamberlain Commercial 020 8429 6899	First floor modern unfurnished office. Available on a 12 month licence agreement. Rental includes air-conditioning, heating, gas, electricity, water, broadband and business rates but exclusive of telephone lines. Car parking is an additional £60 per month per space. Rental £7,120 per annum.
Ashford House 100 College Road Harrow HA1 1BQ	200 sq ft 19 sq m	Chamberlain Commercial 020 8429 6899	Small third floor office suite to let in a 1960's office building. Automated passenger lift. Good natural light. Basic accommodation. One parking space. Short term agreements. Rental £708 per month.
Suite 2 37 Stanmore Hill Stanmore HA7 3DS	200 sq ft 19 sq m	Office on the Hill Ltd 020 8420 6666	Ground floor office. Newly refurbished. Fits four normal sized desks. On-site and nearby parking available. Rental £795 plus VAT per month inclusive of broadband, utilities, cleaning and 24/7 access. Available now.
Suite 2 Stanmore Hill Stanmore HA7	200 sq ft 19 sq m	Ashton Fox 020 8022 6393	Ground floor office suite to let in a lovely detached listed office building. Newly refurbished. The office fits four normal sized desks. On-site gated, secure parking available. Lease terms on request. Rental £675 per calendar month inclusive. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Rama House 17 St. Anns Road Harrow HA1 1JU	200-1,178 sq ft 19-109 sq m	Chamberlain Commercial 020 8429 6899	Executive first floor office suite in an impressive mixed use building. Modern dual lifts. Open plan. 3 full height glass directors offices. Large meeting room. WCs. Fully air-conditioned. Excellent natural light. Suspended ceilings. Wood effect flooring. Full access raised floors. Large kitchen/break-out area. Fully fitted. Lease terms and rental on application.
38-44 St Anns Road Harrow HA1 1LA	200-2,800 sq ft 19-260 sq m	Chamberlain Commercial 020 8429 6899	Second floor office with own ground floor entrance lobby. Choice of 9 suites. Automated passenger lift. Excellent natural light. Access to large sunny roof Large kitchen/breakout area. Final suites remaining of approx. 200 sq ft each. WCs. Flexible tenancy agreements. Rental £884 to £921 per month.
MS Business Centre Chapel Lane Pinner HA5 1AZ	220-800 sq ft 20-74 sq m	Office Freedom 020 3603 2576	Serviced office space to let in a boutique business centre. Can be subdivided into three private units. Executive conference suites. Super high speed internet. Ergonomic furnishings. Kitchen. Recycling facilities. 24 hour access. Comprehensive IT and communications infrastructure. Meeting Rooms. Boardroom. Reception Area. Air-conditioned. WC. Central heating. Dedicated phone line. Furnished Lease terms and rental upon request. (#9504)
Grove House 55 Lowlands Road Harrow HA1 3AW	236-1,141 sq ft 22-106 sq m	Chamberlain Commercial 020 8429 6899	Recently refurbished third floor in a well maintained 1980's built office block. Divided by glass partitions into a number of small office suites. New carpets and decoration. Air-conditioned. Large ground floor entrance reception. Automated passenger lift. Male & female WCs. Cluster of three offices of 236 sq ft, 430 sq ft & 475 sq ft to rent separately or together on short term agreements. Rental on application.
Unit 14D Rosslyn Crescent Harrow HA1	240 sq ft 22 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £900 per month.
Suite C Mosspoint House 1, 3 & 5 The Bridge Wealdstone Harrow HA3 5AB	245 sq ft 23 sq m	David Charles Property Consultants 020 8866 0001	Serviced office suite available on flexible terms. Suits 3 to 4 people. Refurbished and decorated. Suspended ceiling. Carpet tiles. 24 hour access. Entryphone. Central heating. Kitchenette. Opposite mainline station. Available by way of a licence for a term by arrangement. Rental £8,575 per annum.
Amba House College Road Harrow HA1	250 sq ft 23 sq m	Ashton Fox 020 8022 6393	First floor office suitable for 3-4 persons in a five floor modern office building with a lift. Available on a 12 month contract. Lease terms are one month advance and two months deposit. Rental £1041.66 per calendar month incl. Available immediately.
Office 206 Devonshire House Honeyport Lane HA7	260 sq ft 24 sq m	Ashton Fox 020 8022 6393	Second floor office to let in a modern office three storey building. 4 desks. Spacious aspect. Large secure well lit gated car park. Fully furnished. Lift. Impressive entrance. CCTV. Well appointed smart reception lobby. On-site coffee shop. Boardrooms for hire. Fully furnished, Air-conditioned with own controls. Fully serviced reception and management support. 24/7 access. Card entry system. Secure key fob. Dedicated two conference rooms with Cat 5 cabling. Available on flexible terms. Rental £1,300 per calendar month incl. Instant occupation.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Office 138 Devonshire House Honeypot Lane Stanmore HA7	280 sq ft 26 sq m	Ashton Fox 020 8022 6393	First floor office to let in a modern office three storey building. 4 desks. Spacious aspect. Large secure well lit gated car park. Fully furnished. Lift. Impressive entrance. CCTV. Well appointed smart reception lobby. On-site coffee shop. Boardrooms for hire. Fully furnished, Air-conditioned with own controls. Fully serviced reception and management support. 24/7 access. Card entry system. Secure key fob. Dedicated two conference rooms with Cat 5 cabling. Available on flexible terms. Rental £1,300 per calendar month incl. Instant occupation.
Office 127 Devonshire House Honeypot Lane Stanmore HA7	280 sq ft 26 sq m	Ashton Fox 020 8022 6393	First floor office to let in a modern office three storey building. 4-5 desks. Spacious aspect. Large secure well lit gated car park. Fully furnished. Lift. Impressive entrance. CCTV. Well appointed smart reception lobby. On-site coffee shop. Boardrooms for hire. Fully furnished, Air-conditioned with own controls. Fully serviced reception and management support. 24/7 access. Card entry system. Secure key fob. Dedicated two conference rooms with Cat 5 cabling. Available on flexible terms. Rental £1,350 per calendar month incl. Instant occupation.
Amba House College Road Harrow HA1	300 sq ft 28 sq m	Ashton Fox 020 8022 6393	First floor office suitable for 4 persons in a five floor modern office building with a lift. Available on a 12 month contract. Lease terms are one month advance and two months deposit. Rental £1,250 per calendar month incl. Available immediately.
Office 17 Devonshire House Honeypot Lane Stanmore HA7	300 sq ft 28 sq m	Ashton Fox 020 8022 6393	Ground floor office to let in a modern office three storey building. 5 desks. Spacious aspect. Large secure well lit gated car park. Fully furnished. Lift. Impressive entrance. CCTV. Well appointed smart reception lobby. On-site coffee shop. Boardrooms for hire. Fully furnished, Air-conditioned with own controls. Fully serviced reception and management support. 24/7 access. Card entry system. Secure key fob. Dedicated two conference rooms with Cat 5 cabling. Available on flexible terms. Rental £1,450 per calendar month incl. Instant occupation.
Unit 2 Churchill Court 58 Station Road North Harrow HA2 7SA	303-878 sq ft 28-82 sq m	Chamberlain Commercial 020 8429 6899	Ground and part first floor good quality office space within a popular courtyard office development. 303 sq ft on ground floor and 575 sq ft on first floor. Opposite tube station. Lease terms on application. Rental £35 per sq ft. Available immediately.
Metroline House 118-122 College Road Harrow HA1 1BQ	320 sq ft 30 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished office to let in Central Harrow. Close to Harrow-on-the-Hill Station. Lease terms by negotiation. Rental £11,200 per annum.
St Anns Road Harrow HA1	320 sq ft 30 sq m	Ashton Fox 020 8022 6393	Second floor office to let in prime position. Lift. Impressive front entrance via double doors. Bright and airy. Fire alarm. Double glazing. Carpet. WCs. Air-conditioned. Suspended ceiling. Inset lighting. Suitable for 4-5 work stations. Kitchen. Recently fully refurbished. Yearly licence. Flexible terms. Rental £16,800 per annum. Available Immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House College Road Harrow HA1 1BA	350 sq ft 33 sq m	Cosmo Estates 020 3475 1754	Fully furnished and newly refurbished modern open plan offices with good natural light. Air-conditioned. Two passenger lifts. Door entry system. Floor grid for cabling, power and telephones. Suspended ceilings. Recessed lighting. Refurbished WCs between each floor with disabled WC on ground floor. New flexible lease available for a minimum term of 12 months. Rental £850 per month.
Amba House College Road Harrow HA1 1BA	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Second floor. office suitable for 4 persons in a five floor modern office building with a lift. Available on a 12 month contract. Lease terms are one month advance and two months deposit. Rental £1458.33 per calendar month incl. Available immediately.
Suite 22 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Second floor luxury serviced office to let. 4-5 desks. Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £1,750 per calendar month inclusive. Available immediately.
Suite 23 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	360 sq ft 33 sq m	Ashton Fox 020 8022 6393	Second floor luxury serviced office to let. 5 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £1,800 per calendar month inclusive. Available immediately.
Suite 24 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	370 sq ft 34 sq m	Ashton Fox 020 8022 6393	Second floor luxury serviced office to let. 5 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £1,850 per calendar month inclusive. Available immediately.
Suite 25 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	480 sq ft 45 sq m	Ashton Fox 020 8022 6393	Second floor luxury serviced office to let. 6-7 desks. Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £2,400 per calendar month inclusive. Available immediately.
Suite 18 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	480 sq ft 45 sq m	Ashton Fox 020 8022 6393	First floor luxury serviced office to let. 6-7 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £2,400 per calendar month inclusive. Available immediately.
Suite 1 Buckingham House East The Broadway Stanmore HA7 4EB	492 sq ft 46 sq m	Chamberlain Commercial 020 8429 6899	Recently refurbished first floor office suite in a well maintained property. Available suite is open plan. Air-conditioned. Shared kitchen. WCs. Lease terms and further details are available on application. Rental £11,000 per annum. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 Harrow Square College Road Harrow HA1 1BE	497 sq ft 46 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor commercial unit within Block A. Can be combined with other units and is to be provided in a shell condition with capped off services. The permitted use classes are A1, A2, A3, B1 and D1. D2 may be considered subject to the landlords consent. New full R & I leases available. Rental upon request. Available September/October 2020.
Harrow Square College Road Harrow HA1 1BE	497 sq ft 46 sq m	Chamberlain Commercial 020 8429 6899	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Six commercial units are spread across two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Double height space. Suitable for all commercial uses. Available to let or may sell. Further details on application.
Harrow Square College Road Harrow HA1 1BE	497-8,704 sq ft 46-809 sq m	Ferrari Dewe & Co 020 8427 4288	New ground floor commercial units available in a prestigious town centre development. Flexible planning permission for A1, A2, A3, B1, D1 and D2 uses. 318 new homes focusing on a bespoke-designed public space. A new 17,000 sq ft library will sit in the heart of the development with the subject units populating the area around the square. The floor areas for the commercial units: Block A (4,750 sq ft), Block C and Block D (3,960 sq ft). Individual units can also be combined and are to be offered in a 'shell & core' condition. New full R & I leases to be granted. Rental on request.
46 Station Road North Harrow HA2 7SE	500 sq ft 46 sq m	Ferrari Dewe & Co 020 8427 4288	Spacious ground floor lock-up shop unit with a modern office style fit-out. New full R & I lease available for a term to expire in May 2027. Rental £25,000 per annum incl. of business rates, heating and lighting or £21,000 incl. of business rates only.
Peterborough Road Harrow HA1	500 sq ft 46 sq m	Cosmo Estates 020 3475 1754	Ground floor commercial office space available immediately. Currently split into two sections with a separate WC. Occupies a prominent corner position with very high visibility. Lease both short or long term can be negotiated to your requirements and need for flexibility. Rental £10,000 per annum.
Office 137 Devonshire House Honeypot Lane Stanmore HA7	500 sq ft 46 sq m	Ashton Fox 020 8022 6393	First floor office to let in a modern office three storey building. 9 desks. Spacious aspect. Large secure well lit gated car park. Fully furnished. Lift. Impressive entrance. CCTV. Well appointed smart reception lobby. On-site coffee shop. Boardrooms for hire. Fully furnished, Air-conditioned with own controls. Fully serviced reception and management support. 24/7 access. Card entry system. Secure key fob. Dedicated two conference rooms with Cat 5 cabling. Available on flexible terms. Rental £2,300 per calendar month incl. Instant occupation.
Stanmore Business & Innovation Centre Howard Road Stanmore HA7 1BT	500-5,000 sq ft 46-465 sq m	Chamberlain Commercial 020 8429 6899	Prestige mixed use development with 816 homes and 80,000 sq ft of commercial offices, retail and parking. 20 acre attractively landscaped site. Office space ranges from 500 sq ft to approx. 5,000 sq ft. There is secure on-site parking and the facilities include shops and a crèche. The office suites each have a glazed fascia entrance with shared WC and kitchen facilities. Arranged over ground and three upper floors. Currently the offices are completely open plan and can be configured to suit most size requirements. On-site management. Lease terms are available on application. Rental £40 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 1 Congress House 14 Lyon Road Harrow HA1 2EN	510 sq ft 47 sq m	David Wilson Property 020 8429 7171	Flexible office suite. Extensively refurbished. Light. Spacious. Central location. Suspended ceilings with category 11 lighting. Car parking. 24 hour access. Concierge. 2 lifts. Fully carpeted. Rental £7,140 per annum (£14 per sq ft) exclusive. (ref: CONGR/10310/1)
25 Masons Avenue Wealdstone HA3 5AH	520 sq ft 48 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor retail unit with class A2 use. Front section offers open plan office with adjoining small office room. Suspended ceiling. Recessed lighting. Carpeting. WC. Roller shutters. Storage area. New full R & I lease available for a term to be agreed. Commencing rental £12,000 per annum exclusive.
25 Masons Avenue Wealdstone Harrow HA3 5AH	520 sq ft 48 sq m	David Wilson Property 020 8429 7171	Ground floor lock up A2 unit. Close to station. Rental £12,500 per annum exclusive or for sale at £195,000. (ref:)
High Street Wealdstone HA3	550 sq ft 51 sq m	Ashton Fox 020 8022 6393	A1/A2 retail lock up shop in a prime position Wide frontage. Electric roller shutter with remote control. Laminate flooring. Suspended ceiling. Entry phone secure. Air-conditioned/heating. WC. Fitted kitchen. Virtual freehold 999 years from 1991. For sale. Vacant possession. Price £250,000. Under offer.
Uxbridge Road Pinner HA5	573 sq ft 53 sq m	Chamberlain Commercial 020 8429 6899	Ground floor lock-up shop suits all commercial uses. Traded for over 17 years as a specialist antique and furniture store. Fitted to an excellent standard with an aluminium frame shop front, WC, suspended ceilings and laminate wood flooring New Lease available. Rental £17,500 per annum.
Buckingham House East The Broadway Stanmore HA7 4EB	592 sq ft 55 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished first floor office suite in a well maintained property. Open plan. Air-conditioned. Shared kitchen. WCs. Lease terms on request. Rental on application. Available immediately.
8 Spring Villa Park Spring Villa Road Edgware HA8 7EB	600 sq ft 56 sq m	SPC Property Consultants 020 8958 5789	Immaculate second floor office suite. Available on flexible terms. 2 car parking spaces included. Rental £1,750 per month all inclusive. (ref: 2FL8SVP)
Amba House College Road Harrow HA1 1BA	676 sq ft 63 sq m	Cosmo Estates 020 3475 1754	Fully furnished and newly refurbished modern open plan offices with good natural light. Air-conditioned. Two passenger lifts. Door entry system. Floor grid for cabling, power and telephones. Suspended ceilings. Recessed lighting. Refurbished WCs between each floor with disabled WC on ground floor. New flexible lease available for a minimum term of 12 months. Rental £2,000 per month.
Station Road North Harrow HA2	700 sq ft 65 sq m	Ashton Fox 020 8022 6393	A2 self-contained ground floor retail office unit. Prime position. Impressive double shop front. Advertising space. Recently refurbished. Suitable for any office use e.g. accountants, solicitors, finance companies or estate agents. Kitchenette. Security alarm, Fire alarm. Double glazing. WC. Gas central heating. Air-conditioned. Carpeting. Suspended ceiling. Unfurnished. Meeting room. New lease available. Rear parking for one car. Rental £24,000 per annum. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite B Mossport House 1, 3 & 5 The Bridge Wealdstone Harrow HA3 5AB	700 sq ft 65 sq m	David Charles Property Consultants 020 8866 0001	Serviced office suite available on flexible terms. Suits 8 to 9 people. Refurbished and decorated. Suspended ceiling. Carpet tiles. 24 hour access. Entryphone. Central heating. Kitchenette. Opposite mainline station. Available by way of a licence for a term by arrangement. Rental £15,000 per annum.
Unit 4 Harrow Square College Road Harrow HA1 1BE	712 sq ft 66 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor commercial unit in Block C & D. Can be combined with other units and is to be provided in a shell condition with capped off services. The permitted use classes are A1, A2, A3, B1 and D1. D2 may be considered subject to the landlords consent. New full R & I leases available. Rental upon request. Available September/October 2020.
Harrow Square College Road Harrow HA1 1BE	712 sq ft 66 sq m	Chamberlain Commercial 020 8429 6899	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Six commercial units are spread across two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Double height space. Suitable for all commercial uses. Available to let or may sell. Further details on application.
7 Jardine House Bessborough Road Harrow HA1 3EX	715 sq ft 66 sq m	David Wilson Property 020 8429 7171	Modern second floor office suite. Air-conditioned. Gas fired central heating. Carpeting. Suspended ceilings. Double glazing. Kitchenette. 2 allocated parking spaces. WCs. New lease offered. Rental £16,000 per annum excl. Keys available. (ref:)
9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	730 sq ft 68 sq m	SPC Property Consultants 020 8958 5789	Second floor self-contained office suite. Air-conditioned. Very good condition. Security. Parking. Rental £9,000 per annum. (ref: 9 SVP)
Livingstone Court Peel Road Wealdstone HA3 7QT	790 sq ft 73 sq m	Ashton Fox 020 8022 6393	Self-contained modern first floor office suite. WCs. Large reception area plus 3 rooms. Kitchen area. Secure entry phone system. Gated secure on-site allocated parking for two cars. 24 hour access. Six year lease available with a three year break Rental £15,000 per annum excl. Available now.
Cervantes House 5-9 Headstone Road Harrow HA1 1PD	814 sq ft 76 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished bright third floor office. Own kitchen and WC. Boardroom facility. Short term lease available. Rental £27,700 per annum.
Dalston Gardens Stanmore HA7	820 sq ft 76 sq m	Ashton Fox 020 8022 6393	Self-contained first floor office suite in very good condition. Independent front entrance. Good sized reception plus five rooms. Staircase leading to first floor. Kitchen. 2 WCs. Designated parking for two cars to the front. Lease terms on application. Rental £24,000 per annum. Available immediately.
Livingstone Court Peel Road Harrow HA3	845 sq ft 79 sq m	Ashton Fox 020 8022 6393	Self-contained luxury ground floor office suite in a well maintained gated small office court. Suitable for disabled access. Divided into four offices. Good quality wood laminate flooring. Plenty of natural light. Suspended ceiling. Gas central heating. WC. Kitchenette. Two designated secure gated parking spaces. New lease available, terms to be agreed. Rental £16,000 per annum excl. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Churchill Court 58 Station Road North Harrow HA2 7SA	850 sq ft 79 sq m	Chamberlain Commercial 020 8429 6899	Modern ground floor office within a popular courtyard office development. Air-conditioned. Suspended ceilings. Wood flooring. Fully fitted. Quality partitioning. Secure gated car park. New flexible lease available. Rental £25,500 per annum.
9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	850 sq ft 79 sq m	SPC Property Consultants 020 8958 5789	Neat offices available. Well located. Lift. Six car parking spaces. Lease terms on application. Rental £17,850 per annum. (ref: 9CACI)
9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	850-2,500 sq ft 79-232 sq m	SPC Property Consultants 020 8958 5789	Neat offices available. Well located. Lift. Car parking spaces. Lease terms on application. Rental on application. (ref: 9CACI)
Diamond Court Greenhill Way Harrow HA1 1GZ	852 sq ft 79 sq m	Chamberlain Commercial 020 8429 6899	New build commercial unit occupying a prominent ground floor space. An attractive mixed use development has recently been completed and offers eight luxury apartments together with the ground floor commercial space. Suits education, leisure, office and retail uses. Wide double aspect windows. Security shutters. Good floor to ceiling height. Currently in shell and core condition and awaits occupiers fit-out. For sale at £450,000 with a long leasehold or to let at £30,000 per annum.
299 Rayners Lane Harrow HA2 9TL	864-1,674 sq ft 80-156 sq m	Chamberlain Commercial 020 8429 6899	A two storey shop unit suitable for A2 business and professional use, travel agency or retail. Arranged over ground and lower ground floor. Fully fitted out for office use with. Full security fittings including an electronic shutter. Rear service access available. Rear parking for 5 cars (not allocated in the lease). Lease by assignment. Rental £25,000 per annum.
8 Spring Villa Park Spring Villa Road Edgware HA8 7EB	925 sq ft 86 sq m	SPC Property Consultants 020 8958 5789	Ground floor office suite in a well located and excellent office campus. Air-conditioned. Heating. WCs. Gated security. New full R & I lease available for a term to be agreed. 2 car parking spaces. Rental £18,500 per annum excl. (ref: 8SVP LEFT)
1 Hobbs House Harrovia Business Village Bessborough Road Harrow HA1 3EX	925 sq ft 86 sq m	Ferrari Dewe & Co 020 8427 4288	Second floor office suite in an attractive building. Can be combined with ground floor suite. Gas fired central heating. Double glazing. Carpeting. Suspended ceilings. Recessed lighting. A new effective full R & I lease available for a term of 1 to 3 years. Rental £37,000 per annum inclusive.
CACI House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	933 sq ft 87 sq m	Michael Berman & Co 020 8346 5100	Self-contained office suite on the entire first floor in a secure campus style development. Open plan areas, private offices and meeting room. On-site security. Entryphone. Gas fired central heating. Passenger lift. Kitchenette. Suspended ceiling. Recessed lighting. Carpeted. Under floor trunking. WCs. 2 car parking spaces. New full R & I lease, term to be agreed. Rental £20,000 per annum excl.
Masters House 1 Marlborough Hill Harrow HA1 1UX	938 sq ft 87 sq m	David Charles Property Consultants 020 8866 0001	Ground floor in a newly created office building of ground and three upper floors. Self-contained and fitted out to a high standard throughout. Suspended ceilings. Air-conditioned. Carpet tiles. Kitchen and WC facilities. CAT 5 cabling. New full R & I lease available, term to be agreed. Rental £25,000 excl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Masters House 1 Marlborough Hill Harrow HA1 1UX	938-4,970 sq ft 87-462 sq m	Chamberlain Commercial 020 8429 6899	Brand new B1 office development offers Grade A office space over ground and three upper floors. Building can be leased as a single self-contained office or on a floor by floor basis. The ground floor space is 938 sq ft and the three upper floors are 1,344 sq ft each. In total entire building provides 4,970 sq ft of Net Internal Area. Offices are finished to a good standard with air-conditioning, male and female WCs and kitchens on every floor. Private car parking allocated to each floor. Flexible lease terms. Rental £30,000 per annum. Available now.
Masters House 1 Marlborough Hill Harrow HA1 1UX	938-4,970 sq ft 87-462 sq m	David Charles Property Consultants 020 8866 0001	Newly created office building comprising a ground floor suite of 938 sq ft and upper floors comprising of three suites of 1,344 sq ft each. All suites are self-contained and fitted out to a high standard throughout. Air-conditioned. Suspended ceilings. Carpet tiles. CAT 5 cabling. Kitchen & WC facilities on all floors. New full R & I lease available, term to be agreed. Rental £25,000 to £30,000 exclusive.
Unit 2 Junction Road Harrow HA1 1NL	950 sq ft 88 sq m	Chamberlain Commercial 020 8429 6899	Ground floor commercial space in a landmark building. Arranged as two rooms with fitted kitchen and single WC. Suitable for office use, beauty or treatment rooms, medical use such as dental surgery or possibly educational use. Located next to 24 hour gym. Three allocated parking spaces. Lease terms on application. Rental £25 per sq ft.
7-9 The Bridge Wealdstone HA3 5AB	981 sq ft 91 sq m	David Charles Property Consultants 020 8866 0001	Self-contained first floor office with a mixture of private offices and open plan areas. Kitchenette. Central heating. Carpets. WC facilities. Lease terms and rental on request.
88-98 College Road Harrow HA1 1BQ	1,000 sq ft 93 sq m	Ferrari Dewe & Co 020 8427 4288	Bright and airy ground floor office suite. Currently subdivided offering a large open plan space with partitioned offices and kitchen area. Two allocated car parking spaces. New flexible full R & I lease, term to be agreed. Rental £30,000 per annum excl.
Burnt Oak Broadway Stanmore	1,000 sq ft 93 sq m	Office Freedom 020 3603 2576	Contemporary business centre across five floors. Serviced offices. Air-conditioned. 24/7 access. Virtual office leasing. Comprehensive IT and communications infrastructure. Extensive window space. Meeting rooms. Kitchen. Boardroom. WC. Reception area. Super high speed internet. Central heating. Dedicated phone line. Furnished. Manned security station. dedicated car parking. Available on yearly licences with longer leases negotiable. Rental from £280 per person per month. (#6419)
3 Grace House Harrovia Business Village Bessborough Road Harrow HA1 3EX	1,000 sq ft 93 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor office suite in an attractive two storey building. Gas fired central heating. Double glazing. Suspended ceilings. Recessed lighting. Carpeting. 3 car parking spaces. New full R & I lease, term of 3 to 5 years. Rental £ 20,000 per annum excl.
Lower Road Harrow	1,000 sq ft 93 sq m	David Wilson Property 020 8429 7171	Decorated part two storey office building. Central heating. Newly decorated. Plenty of parking. Offers in excess of £500,000. Keys available. (ref:)
3 Grace House Bessborough Road Harrow HA1 3EX	1,000 sq ft 93 sq m	David Wilson Property 020 8429 7171	Ground floor office suite within a business village. Gas fired central heating. Carpeting. 3 car parking spaces. New lease available. Rental £20,000 per annum exclusive. Keys available. (ref:)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Office 19-21 Devonshire House Honeypot Lane Stanmore HA7	1,000 sq ft 93 sq m	Ashton Fox 020 8022 6393	Ground floor office to let in a modern office three storey building. 20 desks. Spacious aspect. Large secure well lit gated car park. Fully furnished. Lift. Impressive entrance. CCTV. Well appointed smart reception lobby. On-site coffee shop. Boardrooms for hire. Fully furnished, Air-conditioned with own controls. Fully serviced reception and management support. 24/7 access. Card entry system. Secure key fob. Dedicated two conference rooms with Cat 5 cabling. Available on flexible terms. Rental £3,700 per calendar month incl. Instant occupation.
Station House 11 Masons Avenue Wealdstone HA3 5AH	1,000-6,123 sq ft 93-569 sq m	Chamberlain Commercial 020 8429 6899	Individual suites or entire property available in a 1970's office building arranged over three floors above a ground floor retail unit. Basic economical workspace. Good natural light. Automated passenger lift to all floors. 20 car parking spaces. Flexible tenancy agreements. Rental £25 per sq ft. Available immediately.
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane Stanmore HA7 1BT	1,000-9,000 sq ft 93-836 sq m	Stanmore Business & Innovation Centre 020 8731 5200 www.stanmore-bic.co.uk	Brand new office space available in a professional serviced office environment. High speed internet. Private meeting and conference rooms. Reception facility. Telephone answering. Business support service. 24 hour access. CCTV. Car parking. Lease terms and rental upon application.
Monument House 215 Marsh Road Pinner HA5 5NE	1,007 sq ft 94 sq m	David Charles Property Consultants 020 8866 0001	Third floor modern air-conditioned office suite at the rear of the building. Comfort cooling. Glass partitioned meeting room. Suspended ceilings. Carpets, Double glazing. One on-site parking space. Available by way of a new lease for a term to be agreed. Rental £45,000 per annum excl.

100 - 499 sq m

St Anns Road Harrow HA1	1,100 sq ft 102 sq m	VDBM 01923 845222	Grade A first floor suite recently refurbished to a very high standard. High quality full height glazing to form 5 rooms, can be changed. Large central open plan reception area. Suspended timber floor with floor boxes, metal ceiling, downlighters and blinds to all windows. 2 car spaces allocated with the property. New full R & I lease available for a term to be agreed. Rental £37,500 per annum excl.
Metroline House 118-122 College Road Harrow HA1 1BQ	1,144 sq ft 106 sq m	David Wilson Property 020 8429 7171	First floor offices. Air-conditioned. Central heating. Double glazing. Lift. 24 hour access. Available to let on a full R & I lease for five years. Rental £20,000 per annum excl. (ref: METRO/11275/1)
Rama House 17 St. Anns Road Harrow HA1 1JU	1,178 sq ft 109 sq m	Chamberlain Commercial 020 8429 6899	Executive first floor office suite in an impressive mixed use building. Modern dual lifts. Open plan. 3 full height glass directors offices. Large meeting room. WCs. Fully air-conditioned. Excellent natural light. Suspended ceilings. Wood effect flooring. Full access raised floors. Large kitchen/break-out area. Lease terms on application. Rental £35 per sq ft.
Station Road Harrow	1,200 sq ft 112 sq m	David Wilson Property 020 8429 7171	Self-contained two storey office suite. Ready to move into. 2 WCs. Lease terms on request. Rental £15,000 per annum excl. Keys available. (ref:)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
8 Havelock Place Harrow HA1 1LJ	1,228 sq ft 114 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained ground floor office suite with own separate entrances, situated on first floor level. A car parking space may be available. Suitable for office, D1 usage for medical, educational purposes, teaching or training. New flexible full R & I lease on a 3 year term. Rental £25 per sq ft per annum excl.
Headstone Gardens Harrow HA2	1,250 sq ft 116 sq m	Ashton Fox 020 8022 6393	Retail shop in a busy parade with a 1 bed flat above. A2 use. Available freehold. Lease terms on application. Rental £15,000 per annum.
263 Burnt Oak Broadway Edgware HA8 5ED	1,260 sq ft 117 sq m	Ferrari Dewe & Co 020 8427 4288	Brick built two storey mid-terraced property with a pitched roof. Ground floor offers shop frontage with office space. Kitchenette. WC. First floor offers three individual rooms being used for office plus separate WC/shower. Ceiling spot. Gas fired central heating. Fluorescent lighting. Double glazed windows. Pay and display parking is available nearby. Freehold for sale with full vacant possession. Price £600,000.
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	1,271 sq ft 118 sq m	SPC Property Consultants 020 8958 5789	Well-appointed ground floor office suite. Excellent quality fittings. Air-conditioning/heating. Impressive reception area. Breakout room. Kitchen. 2 large, glass partitioned offices and a separate meeting room. Security controlled campus entrance. 2 car parking spaces. Full R & I lease terms for max. 3 years. Rental £50,000 per annum. (ref: GF7SVP)
Masters House 1 Marlborough Hill Harrow HA1 1UX	1,300-5,500 sq ft 121-511 sq m	Ferrari Dewe & Co 020 8427 4288	Newly built four storey office building offering approximately 1,300 sq ft per floor. Air-conditioned. New LED lighting. Heating. Male and female WCs located on each floor. Short or long term tenancy agreements will be considered. Rental £25 per sq ft per annum exclusive. Available immediately.
Masters House 1 Marlborough Hill Harrow HA1 1UX	1,344 sq ft 125 sq m	David Charles Property Consultants 020 8866 0001	First, second and third floors of 1,344 sq ft each in a newly created office building of ground and three upper floors. Self-contained and fitted out to a high standard throughout. Air-conditioned. Suspended ceilings. Carpet tiles. CAT 5 cabling. Kitchen and WC facilities on all floors. New full R & I lease available, term to be agreed. Rental £30,000 excl.
132-134 College Road Harrow HA1 1BQ	1,348 sq ft 125 sq m	David Wilson Property 020 8429 7171	Third floor office suite in a prominent building close to tube station. Lift. 2 parking spaces. Available to let on a full R & I lease to Dec. 2021. Rental £21,000 per annum excl. (ref: COLLE/11299/1)
90 Cannon lane Pinner Stanmore HA5 1HR	1,379 sq ft 128 sq m	Chamberlain Commercial 020 8429 6899	Ground floor retail unit configured to provide office space (472 sq ft) with covered rear storage (907 sq ft). WCs. Rear delivery loading. Easy parking. New lease available. Rental £19,000 per annum.
Cavendish House 369 Burnt Oak Broadway Edgware HA8 5AW	1,400 sq ft 130 sq m	SPC Property Consultants 020 8958 5789	Good office space. in a well located building. Available leasehold. Parking available. Lease terms on application. Low headline rental £17 per sq ft per annum excl. (ref: CAVHOUSE)
Cavendish House 369 Burnt Oak Broadway Edgware HA8 5AW	1,400-8,400 sq ft 130-781 sq m	SPC Property Consultants 020 8958 5789	Good office space. in a well located building. Available leasehold. Parking available. Lease terms on application. Low headline rental £17 per sq ft per annum excl. (ref: CAVHOUSE)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Kasaka House 26-28 Church Road Stanmore HA7 4AW	1,450 sq ft 135 sq m	Chamberlain Commercial 020 8429 6899	Bright and airy second floor modern office suite in a well maintained office building. Air-conditioned. Open plan layout with several partitioned executive offices. Suspended ceilings with Cat2 lighting. Lift. Allocated car parking at rear of the building. Lease terms on request. Rental £37,500 per annum.
109 High Street Wealdstone HA3 5DL	1,484 sq ft 138 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained office building on ground and first floors. Internal second floor storage. Ground floor shop frontage. Air-conditioned. Gas fired central heating. Kitchenette. WCs. Main reception/waiting room. Carpeting. Five additional office rooms. Current rental £19,000 per annum excl. Freehold investment for sale. Price in region of £425,000.
Canning Road Harrow	1,500 sq ft 139 sq m	David Wilson Property 020 8429 7171	Detached warehouse/offices. Newly decorated. Ready for early occupation. 3 parking spaces. New full R & I lease will be granted. Rental £15,000 per annum excl. Keys available for early viewing. (ref:)
12 Brember Road South Harrow HA2 8AX	1,500-3,000 sq ft 139-279 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained first floor large open plan offices with four private offices. Fully networked. Central heating. Air-conditioned. Recessed lighting. New suspended ceilings. New carpeting. Access control system. Perimeter trunking. Communal kitchenette. Internal loading bay. Reception/visitors area. WCs. Can be subdivided. Car parking. New 5 year lease immediately available Rental £30 per sq ft fully incl.
Unit 5 Harrow Square College Road Harrow HA1 1BE	1,503 sq ft 140 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor commercial unit in Block C & D. Can be combined with other units and is to be provided in a shell condition with capped off services. The permitted use classes are A1, A2, A3, B1 and D1 D2 may be considered subject to the landlords consent. New full R & I leases available. Rental upon request. Available September/October 2020.
Dalston Gardens Stanmore HA7	1,550-3,100 sq ft 144-288 sq m	Ashton Fox 020 8022 6393	Choice of two unfurnished self-contained office units over two floors. Will be completely refurbished with kitchen and two WCs in each unit plus new carpeting/laminate flooring, suspended ceiling, Wifi and double glazing. New lease available on terms to be agreed. Rental £54,000 per annum inclusive.
Metroline House 118-122 College Road Harrow HA1 1BQ	1,556 sq ft 145 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished bright third floor office. Own kitchen facility. Air-conditioned. Passenger lift. Close to Harrow-on-the-Hill Station. Lease terms by negotiation. Rental £46,680 per annum.
345 Station Road Harrow HA1 2AA	1,620 sq ft 151 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained second floor office with ground floor entrance. Door entry system. Arranged as five individual rooms. Gas fired central heating. WCs. Suspended ceilings. Recessed lighting. Carpeting. Kitchenette. 2 car parking spaces. May be suitable for D1 uses. New flexible full R & I lease available, term to be agreed. Rental £28,750 per annum excl.
Unit 3 Harrow Square College Road Harrow HA1 1BE	1,633 sq ft 152 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor commercial unit within Block A. Can be combined with other units and is to be provided in a shell condition with capped off services. The permitted use classes are A1, A2, A3, B1 and D1. D2 may be considered subject to the landlords consent. New full R & I leases available. Rental upon request. Available September/October 2020.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Harrow Square College Road Harrow HA1 1BE	1,633 sq ft 152 sq m	Chamberlain Commercial 020 8429 6899	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Six commercial units are spread across two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Double height space. Suitable for all commercial uses. Available to let or may sell. Further details on application.
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor commercial unit in Block C & D. Can be combined with other units and is to be provided in a shell condition with capped off services. The permitted use classes are A1, A2, A3, B1 and D1 D2 may be considered subject to the landlords consent. New full R & I leases available. Rental upon request. Available September/October 2020.
Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	Chamberlain Commercial 020 8429 6899	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Six commercial units are spread across two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Double height space. Suitable for all commercial uses. Available to let or may sell. Further details on application.
116 College Road Harrow HA1 1BQ	1,776 sq ft 165 sq m	Chamberlain Commercial 020 8429 6899	Entire ground floor office suite in an attractive red brick building. Gas central heating. Fitted kitchen. WCs. Comfort cooling. Car parking at rear. Lease terms available on request. Rental £17 per sq ft.
Cervantes House 5-9 Headstone Road Harrow HA1 1PD	1,899 sq ft 176 sq m	David Wilson Property 020 8429 7171	First floor (rear) offices. Own kitchen. Available to let on a five year lease. Rental £28,485 per annum exclusive. (ref: CERVA/11279/1)
Cervantes House 5-9 Headstone Road Harrow HA1 1PD	1,944 sq ft 181 sq m	David Wilson Property 020 8429 7171	Second floor (rear) offices. Partitioned to form general offices and three/four individual rooms. Own kitchen. Available to let on a five year lease. Rental £29,160 per annum exclusive. (ref: CERVA/11279/1)
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,000 sq ft 186 sq m	SPC Property Consultants 020 8958 5789	Prestigious office floor available leasehold. Large open plan working area. Air-conditioned. Excellent quality fittings. Passenger lift. Impressive reception. 24 hour security. 4 car parking spaces. Available on full R & I lease terms for a period of three years. Rental £50,000 per annum incl. (ref: DH2NDFLR)
Lexicon Gayton Road Harrow HA1 2HH	2,000-5,139 sq ft 186-478 sq m	Chamberlain Commercial 020 8429 6899	Ground floor commercial unit in a new mixed use development that provides high quality residential apartments with landscaped gardens and secure parking. Currently in a shell and core condition. Fitted to Category A standard ready for a tenants internal fit out. Excellent natural light and several points of entry. Unit can be split into self-contained space. Allocated and gated parking. New lease terms are available. Rental £32.50 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
21/23 The Bridge Wealdstone Harrow HA3 5AG	2,028 sq ft 188 sq m	David Charles Property Consultants 020 8866 0001	A character office building in excellent decorative order occupied by solicitors many years. Reception area, open plan office and a number of individual offices on the ground floor. Boardroom, storage room and two self-contained offices on the first floor. Building has kitchen/toilet facilities on the ground floor. 4 car parking spaces at rear. Lease terms on request. Rental £35,000 per annum excl.
Leeway Close Hatch End HA5 4SE	2,100 sq ft 195 sq m	David Wilson Property 020 8429 7171	Ground floor warehouse/office unit with parking and good access into the unit. More offices are available on the first floor if required. Available to let on a lease for a term to be agreed. Rental £25,000 per annum excl. (ref: LEEWA/11259/1)
Middlesex House 130 College Road Harrow HA1 1BQ	2,196 sq ft 204 sq m	David Wilson Property 020 8429 7171	First floor offices. Suspended ceilings. Lift. Currently divided into some offices. Available to let on a five year lease. Rental £33,000 per annum exclusive. (ref: MIDDLE/11277/1)
1 Grace House Harrobian Business Village Bessborough Road Harrow HA1 3EX	2,226 sq ft 207 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained three storey office building in an attractive courtyard setting. Newly decorated to a high standard. Gas fired central heating. Carpeting. Suspended ceilings. Recessed lighting. Double glazed windows. WCs on each floor. Flexible lease by way of assignment of current lease to expire in Aug. 2026. Rental £ 35,500 per annum exclusive.
1 Grace House Bessborough Road Harrow HA1 3EX	2,227 sq ft 207 sq m	David Wilson Property 020 8429 7171	Office space available within a popular business village. Newly decorated. Gas fired central heating. Carpeting. Suspended ceilings. Double glazing WCs. 8 car parking spaces. New initial flexible lease. Rental £35,500 per annum exclusive. (ref:)
Kirkland House 11-15 Peterborough Road Harrow HA1 2AX	2,250 sq ft 209 sq m	Ferrari Dewe & Co 020 8427 4288	Modern self-contained ground floor office suite. Prime office location. Two car parking spaces. New full R & I lease available subject to periodic rent reviews. Commencing rental £67,500 per annum (£30 per sq ft) excl. Available immediately.
Kirkland House 11-15 Peterborough Road Harrow HA1 2AX	2,357-4,714 sq ft 219-438 sq m	Chamberlain Commercial 020 8429 6899	A choice of two newly refurbished office floors occupying entire ground and second floor of a modern immaculately maintained building. Open plan space, new suspended ceilings, motion sensor LED lighting, new carpets and decor. Allocated car parking to the rear of the property. New lease available. Rental £32.50 per sq ft.
Unit 4 Masters Court Lyon Square Harrow HA1 2BT	2,377 sq ft 221 sq m	Chamberlain Commercial 020 8429 6899	Brand new commercial unit located in the heart of Harrow. Unit 4 is a two storey unit which consists of 1,106 sq ft on ground floor with full height glazed frontage, plus 1,271 sq ft on first floor, double aspect with floor to ceiling glass and excellent natural light. The entire unit is 2,377 sq ft. The accommodation is currently in shell and core condition. Developers fit-out package is available at an additional price. Suitable for offices, gym, education, retail, restaurant or medical use. The property is only available for purchase as a whole by way of a new 999 year lease. A larger unit can be configured if required. Other units are available. Ideal Investment. For sale, price on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Larch House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,400 sq ft 223 sq m	SPC Property Consultants 020 8958 5789	Fabulous self-contained building on a well located and maintained campus. Further details on request. Rental £36,000 per annum. (ref: 9SVP)
Camrose House 369 Burnt Oak Broadway Edgware HA8 5XZ	2,400 sq ft 223 sq m	SPC Property Consultants 020 8958 5789	Excellent first floor office suite to let. Further details on request. Rental £56,250 per annum. (ref: 1STFCH)
Brember Road South Harrow HA2 8BJ	2,400 sq ft 223 sq m	Ashton Fox 020 8022 6393	Spacious self-contained first floor open plan office. Own entrance. Entire floor fully refurbished. New carpet. Air-conditioned. Gas central heating. Inset lighting and suspended ceiling. Security alarm. CCTV. Fire alarm. Fitted kitchen. 3 WCs. Allocated parking for 10 cars. Office is adjoining a large warehouse/industrial unit and it may be suitable to take both and use as a workshop/showroom. Lease terms on available on application. Rental £55,000 per annum incl. Available now.
Unit 2 Masters Court Lyon Square Harrow HA1 2BU	2,466 sq ft 229 sq m	Chamberlain Commercial 020 8429 6899	Lyon Square is a major new development by Redrow Homes in Lyon Road, Central Harrow. The scheme consists of over 300 luxury apartments and 30,000 sq ft of mixed use commercial space. Masters Court sits on the junction of Lyon Road and St Johns Road, facing the new Town Square and Debenhams. Unit 2 is a two storey unit arranged as ground floor 1,358 sq ft and double aspect first floor of 1,108 sq ft. The building has excellent natural light and could make an impressive self-contained office totalling 2,466 sq ft. The unit is currently in shell and core condition. A developers fit out package is available at an additional cost. Suitable for offices, gym, education, retail, restaurant or medical use. Other units are available. Ideal Investment. 999 year long leasehold. For sale, price on application.
344-350 Station Road Harrow HA1 2DR	2,500 sq ft 232 sq m	David Wilson Property 020 8429 7171	First floor premises currently used as a snooker club. Current D2 use can transfer to B1 office or A2. Wide staircase to the first floor. New lease to be agreed. Rental £30,000 per annum excl. (ref:)
Kings House Kymberley Road Harrow HA1 1PT	2,500-7,570 sq ft 232-704 sq m	Chamberlain Commercial 020 8429 6899	Third floor office suite in a modern office building. Can be subdivided to a minimum 2,500 sq ft. Fully refurbished. Air-conditioned. Under floor trunking. Attractive reception. 24 hour concierge security. 3 high speed passenger lifts. Generous parking. Lease terms and rental available on request.
CACI House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,565 sq ft 238 sq m	Michael Berman & Co 020 8346 5100	Self-contained 3 storey office building in a secure campus style development. Open plan areas with private offices. On-site security. Entryphone. WCs. Passenger lift. Suspended ceiling with recessed lighting. Gas fired central heating. Carpeted. Under floor trunking. Kitchenette on each floor. Six car parking spaces. New full R & I lease for a term to be agreed. Rental £54,000 per annum excl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 5 Masters Court Lyon Square Harrow HA1 2BT	2,578 sq ft 240 sq m	Chamberlain Commercial 020 8429 6899	Brand new commercial unit located in the heart of Harrow. Unit 5 is a two storey unit which consists of 1,240 sq ft on ground floor with full height glazed frontage, plus 1,338 sq ft on first floor, double aspect with floor to ceiling glass and excellent natural light. The entire unit is 2,578 sq ft. The accommodation is currently in shell and core condition. Developers fit-out package is available at an additional price. Suitable for offices, gym, education, retail, restaurant or medical use. The property is only available for purchase as a whole by way of a new 999 year lease. A larger unit can be configured if required. Other units are available. Ideal Investment. For sale, price on application.
Masters Court Lyon Square Harrow HA1 2BT	2,599-10,258 sq ft 242-953 sq m	Chamberlain Commercial 020 8429 6899	Brand new commercial units located in the heart of Harrow. Masters Court offers a choice of four adjoining commercial units which provide versatile floor areas from 2,377 sq ft up to 10,258 sq ft. The space is spread over two floors with great floor to ceiling height and full length glazing which creates contemporary and bright commercial workspace. The accommodation is currently in shell and core condition. Developers fit-out package is available at an additional price. Suitable for offices, gym, education, retail, restaurant or medical use. Other units are available. Ideal Investment. For sale, details on application. To let details on application.
Unit 1 Harrow Square College Road Harrow HA1 1BE	2,616 sq ft 243 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor commercial unit within Block A. Can be combined with other units and is to be provided in a shell condition with capped off services. The permitted use classes are A1, A2, A3, B1 and D1. D2 may be considered subject to the landlords consent. New full R & I leases available. Rental upon request. Available September/October 2020.
Aspect Park Lane Stanmore	2,667 sq ft 248 sq m	Office Freedom 020 3603 2576	Unique HQ office building offering furnished serviced office space on three floors. Meeting rooms. WC. Super high speed internet. 24/7 access. Kitchen. Reception area. Air-Conditioned. Dedicated phone line. Mail forwarding. Breakout space. On-site car parking seven vehicles. Lease terms and rental on request. (#26455)
Unit 5 Masters Court Lyon Square Harrow HA1 2BT	2,704 sq ft 251 sq m	Chamberlain Commercial 020 8429 6899	Brand new commercial unit located in the heart of Harrow. Unit 5 is a two storey unit which consists of 1,304 sq ft on ground floor with full height glazed frontage, plus 1,400 sq ft on first floor, double aspect with floor to ceiling glass and excellent natural light. The entire unit is 2,704 sq ft. The accommodation is currently in shell and core condition. Developers fit-out package is available at an additional price. Suitable for offices, gym, education, retail, restaurant or medical use. The property is only available for purchase as a whole by way of a new 999 year lease. A larger unit can be configured if required. Other units are available. Ideal Investment. For sale, price on application.
14 College Road Harrow HA1 1BE	2,975 sq ft 276 sq m	Ferrari Dewe & Co 020 8427 4288	Former post office premises. Separate ground floor entrance. Suspended ceilings. Air-conditioned. Heating. Recessed lighting. Kitchenette. May be suitable for D1 usage. New flexible full R & I lease for a 3 year term. Rental £45,000 per annum excl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Archdale Business Centre Brember Road Harrow HA2 8DJ	3,060 sq ft 284 sq m	Ashton Fox 020 8022 6393	Freehold warehouse/office comprising ground floor warehouse of 1,680 sq ft and offices on the mezzanine floor measuring 1,380 sq ft. 2 WCs. Kitchenette. Current passing rental income is £28,800 per annum. Freehold price £610,000.
Qualitas House Elmgrove Road Harrow HA1	3,060-6,199 sq ft 284-576 sq m	Chamberlain Commercial 020 8429 6899	Modern office accommodation arranged over ground and first floor. Good quality air-conditioned workspace. Almost 50% glazed in curtain walling, giving excellent natural light throughout. Alternative uses considered. Adjoining warehouse (9,894 sq ft) by separate negotiation If required. 20 car parking spaces. New lease available. Rental on application.
12 College Road Harrow HA1 1BE	3,440 sq ft 320 sq m	Ferrari Dewe & Co 020 8427 4288	First and second floor self-contained offices with own ground floor entrance. Suspended ceilings. Gas central heating. May be suitable for D1 usage. 5 parking spaces. New flexible full R & I lease for a 3 year term. Rental £15 per sq ft per annum excl.
Mansard House Brember Road South Harrow HA2	3,885 sq ft 361 sq m	Chamberlain Commercial 020 8429 6899	Office building with attached warehouse/industrial unit and open storage/car parking within a securely fenced and gated compound. Offices arranged over ground and two upper floors and provide 3,885 sq ft. The attached warehouse is 4,437 sq ft, has a 4m clear eaves height and benefits from 3 level loading doors. There are two secure external areas either side of the building which can be used for open storage or extensive car parking. Lease terms on application. Available for sale or to let. Rental £70,000 per annum. Price on application.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,040 sq ft 375 sq m	Ferrari Dewe & Co 020 8427 4288	Third floor available in a prominent self-contained four storey office building with entrance/reception. Automatic passenger lift. Male and female WCs. Car parking spaces included. New full R & I lease available, terms to be agreed. Rental £25 per sq ft.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,290 sq ft 399 sq m	Ferrari Dewe & Co 020 8427 4288	First floor available in a prominent self-contained four storey office building with entrance/reception. Automatic passenger lift. Male and female WCs. Car parking spaces available. New full R & I lease available, terms to be agreed. Rental £25 per sq ft.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,315 sq ft 401 sq m	Ferrari Dewe & Co 020 8427 4288	Second floor in a prominent self-contained four storey office building with entrance/reception. Automatic passenger lift. Male and female WCs. Car parking spaces included. New full R & I lease available, terms to be agreed. Rental £25 per sq ft.
31-33 College Road Harrow HA1 1EJ	4,782-9,565 sq ft 444-889 sq m	Chamberlain Commercial 020 8429 6899	First and second floor offices above a parade of shops with potential to create additional floors (subject to planning permission). Both floors have been sub-divided and are arranged with a range of small office suites. The current layout provides for approx. 7,760 sq ft of net lettable space. WC. Full refurbishment is required. 20 car parking spaces in the basement accessed via motorised car lift. 977 year head lease. Further details on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	5,284 sq ft 491 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office in a 3 storey former electricity power station with industrial workshop/warehouse on ground floor. Steel frame. Lift. Solid concrete floor. Eaves height of 5.5m to 6.5m. Office space is fitted out to good specification. Air-conditioned. Secondary glazing. Cat 2 lighting. Yard/car parking area of 17,000 sq ft. Freehold for sale. New R & I lease(s) also available. Price and rental on request.
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	5,295 sq ft 492 sq m	Ferrari Dewe & Co 020 8427 4288	Second floor office in a 3 storey former electricity power station with industrial workshop/warehouse on ground floor. Steel frame. Lift. Solid concrete floor. Eaves height of 5.5m to 6.5m. Office space is fitted out to good specification. Air-conditioned. Secondary glazing. Cat 2 lighting. Yard/car parking area of 17,000 sq ft. Freehold for sale. New R & I lease(s) also available. Price and rental on request.
<u>500-999 sq m</u>			
Masters House 1 Marlborough Hill Harrow HA1 1UX	5,500 sq ft 511 sq m	Ferrari Dewe & Co 020 8427 4288	Newly built four storey office building offering approximately 1,300 sq ft per floor. Air-conditioned. New LED lighting. Heating. Male and female WCs located on each floor. Short or long term tenancy agreements will be considered. Rental £25 per sq ft per annum exclusive. Available immediately.
135 Greenford Road Sudbury Hill HA1 3QZ	5,600 sq ft 520 sq m	David Wilson Property 020 8429 7171	First and second floor offices. Central heating. Full air-conditioned/fresh air supply. Lift. Excellent security. Client may divide into floors. Parking. New lease available. Rental £84,000 per annum (£15 per sq ft) excl. (ref: GREEN/11028/1)
Mansard House Brember Road South Harrow HA2	8,422 sq ft 783 sq m	Chamberlain Commercial 020 8429 6899	Office building with attached warehouse/industrial unit and open storage/car parking within a securely fenced and gated compound. Offices arranged over ground and two upper floors and provide 3,885 sq ft. The attached warehouse is 4,437 sq ft, has a 4m clear eaves height and benefits from 3 level loading doors. There are two secure external areas either side of the building which can be used for open storage or extensive car parking. Lease terms on application. Available for sale or to let. Rental £70,000 per annum. Price on application.
Sherbourne House 23/25 Northolt Road South Harrow HA2 OXN	8,944 sq ft 831 sq m	Ferrari Dewe & Co 020 8427 4288	Prominent freehold investment for sale. Details on request. Rental £25,275 per annum from current tenancies. Price £395,000 plus VAT.
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	10,425 sq ft 969 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained four storey office building. Ground floor entrance. Reception/waiting area leading to three floors of office above, each floor offering 3,300 sq ft. Automatic passenger lift. Female and male WCs. Shower room. Covered private parking spaces. New full R & I lease(s) to be granted at terms to be agreed. Rental upon application.
Kings House Kymberley Road Harrow HA1 1PT	10,471 sq ft 973 sq m	Jones Lang LaSalle (JLL) 020 7399 5139	Seventh floor office space available in an excellent town centre location. Fitted space. Cost effective and open plan floorplate. Air-conditioned. Internal refurbishment. Under floor/perimeter trunking. Male and female WCs on each floor. On-site car parking. Flexible terms available. Rental £21 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	10,579 sq ft 983 sq m	Grant Mills Wood 020 7629 8501	First and second floor offices. Former electricity power station with industrial workshop/warehouse on the ground floor. Steel frame. Solid concrete floor. Eaves height of 5.5m to 6.5m. Office space is fitted out to good specification. Secondary glazing. Air-conditioned. Lift. Yard/car parking. Available by way of a new full R & I lease. Rental from £12.95 per sq ft exclusive.
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	10,579 sq ft 983 sq m	Ferrari Dewe & Co 020 8427 4288	First and second floor offices. Former electricity power station with industrial workshop/warehouse on ground floor. Steel frame. Lift. Solid concrete floor. Eaves height of 5.5m to 6.5m. Office space is fitted out to good specification. Air-conditioned. Secondary glazing. Cat 2 lighting. Yard/car parking area of 17,000 sq ft. Freehold for sale. New R & I lease(s) also available. Price and rental on request.

1,000 - 1,999 sq m

Spencer House 29 Grove Hill Road Harrow HA1 3BN	15,245 sq ft 1,417 sq m	Ferrari Dewe & Co 020 8427 4288	Prominent self-contained four storey office building with entrance/reception. Ground and three floors of offices. Auto. passenger lift. Male and female WCs. 21 car parking spaces. New full R & I lease(s) are available, terms to be agreed. Rental £25 per sq ft.
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	21,300 sq ft 1,980 sq m	Grant Mills Wood 020 7629 8501	Three storey former electricity power station with an industrial workshop/warehouse and first and second floor offices. Steel frame. Solid concrete floor. Eaves height of 5.5m to 6.5m. Office space is fitted out to good specification. Air-conditioned. Secondary glazing. Lift. Yard and car parking. The freehold interest is available at £3,500,000 plus VAT. A new full R & I lease is also available direct from the landlord on terms to be agreed.
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	21,300 sq ft 1,980 sq m	Ferrari Dewe & Co 020 8427 4288	Three storey former electricity power station with an industrial workshop/warehouse and first and second floor offices. Steel frame. Solid concrete floor. Eaves height of 5.5m to 6.5m. Office space is fitted out to good specification. Air-conditioned. Secondary glazing. Lift. Yard/car parking area of 17,000 sq ft. Freehold for sale. New R & I lease(s) are also available. Price and rental on application.

2,000 sq m or greater

None

Further Information

For details of additional office premises please visit www.movehut.co.uk

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Industrial / Warehousing</u>		<u>0 - 99 sq m</u>	
Harrow		Completely Industrial www.completelyindustrial.co.uk	Industrial units to let.
Whitefriars Avenue Harrow HA3 5RQ		David Charles Property Consultants 020 8866 0001	Artisan Studios is a newly converted business hub providing flexible work space for the creative industries. The second floor offers glass fronted cabin offices, each suitable for 2 to 3 work stations. The office space is air-conditioned, IT cabled and fully furnished with internet and telephones provided. Within the studios is a large break out area with kitchen and WC, together with boardroom facilities. Larger office areas are also available throughout the building. Manned reception during office hours. Lease terms and rental on application.
Phoenix Business Cent. Rosslyn Crescent Harrow HA1 2SP	450-10,000 sq ft 42-929 sq m	Phoenix Business Centre 020 8861 3311	Over 40 individual industrial units. Secured gated site. CCTV. 24 hour access. On-site management. Allocated and controlled parking. All units have secure roller shutters. Further details on request.
Palmerston Road Wealdstone Harrow HA3	538 sq ft 50 sq m	Chamberlain Commercial 020 8429 6899	A secure open storage yard with ancillary reception office and several outbuildings. Yard is approx. 9,434 sq ft and the office building is 538 sq ft. WC. Suitable for motor trade uses. Shared route of access in the yard for the adjoining mechanics workshop. Available on a flexible tenancy agreement. Rental £2,100 per month. Under offer.
91 High Street Edgware HA8 7DB	670 sq ft 62 sq m	SPC Property Consultants 020 8958 5789	Warehouse/distribution/offices/workshop. Lease terms on application. Available now. Rental £11,000 per annum incl. (ref: WH91HSE)
Unit G2 Phoenix Industrial Estate Rosslyn Crescent Harrow HA1 2SP	950 sq ft 88 sq m	David Wilson Property 020 8429 7171	Leasehold warehouse. Further details on request. Rental £10,000 per annum exclusive. (ref: PHEON/10092/1)
Unit 69 The Arches South Harrow	950 sq ft 88 sq m	Brunel Estates 020 7290 9552	Commercial workshop industrial storage unit. 24 hour access. Secure lock-up unit. Available immediately. Electricity, water and access to a shared washroom. Wide access from street. Suitable as warehouse, storage, light industrial, workshops, car repair and factory. Lease terms on application. Rental £345 per week exclusive.
Langham House 320a Uxbridge Road Hatch End Pinner HA5 4HR	962-1,924 sq ft 89-179 sq m	Chamberlain Commercial 020 8429 6899	Well-presented two storey commercial building providing ground floor storage/light industrial space with bright modern office space at first floor level. Ground floor has benefit of 3 roller shutter loading doors and a small kitchen and WC. First floor has separate entrance, air-conditioning, kitchen, male and female WCs. Designated parking for 3 cars. New lease available. Rental £30,000 per annum.
MS Business Centre Chapel Lane Pinner HA5 1AZ	1,000 sq ft 93 sq m	David Wilson Property 020 8429 7171	Self-contained ground floor warehouse with office space. Comprises 700 sq ft open warehouse and 300 sq ft offices. WCs. Lease terms available on request. Rental from £14,000 per annum exclusive. (ref: MSBUS/10099/1)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>100 - 499 sq m</u>			
Rosslyn Crescent Harrow HA1	1,200 sq ft 112 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 1,200 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. Available on short term contracts. Rental £1,450 per month.
Rosslyn Crescent Harrow HA1 2RZ	1,200-5,000 sq ft 112-465 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 1,200 sq ft to 5,000 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. The warehouses have various heights to an eaves height of 25ft. Available on short term contracts. Rental, warehouse from £13.50 per sq ft excl. and office space from £26 per sq ft excl.
Unit 8 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	1,250 sq ft 116 sq m	Ferrari Dewe & Co 020 8427 4288	Modern single storey end of terrace warehouse or light Industrial unit (B1/B8). Suitable for a variety of trades. 3-phase power. Heating. Steel up and over loading door. Pedestrian entrance. Concrete floor. Fluorescent lighting. 2 WCs. Three allocated car parking spaces. New flexible full R & I lease for a term of 3 or 6 years. Rental £24,000 per annum.
Unit 9 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	1,250 sq ft 116 sq m	Ferrari Dewe & Co 020 8427 4288	Modern single storey end of terrace warehouse or light Industrial unit (B1/B8). Suitable for a variety of trades. 3-phase power. Heating. Steel up and over loading door. Pedestrian entrance. Concrete floor. Fluorescent lighting. 2 WCs. Three allocated car parking spaces. New flexible full R & I lease for a term of 3 or 6 years. Rental £24,000 per annum.
Unit 8 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	1,250 sq ft 116 sq m	Dutch & Dutch 020 7794 7788	Modern single storey end of terrace ground floor warehouse and light Industrial unit (B1/B8). Open plan. Steel up and over loading door. Concrete floor. 2 WCs/washrooms. 3-phase power supply. Fluorescent lighting. Pedestrian door entrance. 3 allocated car parking spaces outside the unit. New full R & I lease for a term of 3 or 6 years. Rent review at 3 years. Rental £24,000 per annum.
Unit 21 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	1,250 sq ft 116 sq m	Dutch & Dutch 020 7794 7788	Modern single storey end of terrace warehouse and light Industrial unit (B1/B8) on ground and mezzanine floors. Open plan. Steel up and over loading door. Concrete floor. Pedestrian door entrance. 2 WCs/washrooms. Fluorescent lighting. 3-phase power. 3 allocated car parking spaces outside the unit. New full R & I lease available for a term of 3 or 6 years. Rental £24,000 per annum.
Canning Road Harrow	1,500 sq ft 139 sq m	David Wilson Property 020 8429 7171	Detached warehouse/offices. Newly decorated. Ready for early occupation. 3 parking spaces. New full R & I lease will be granted. Rental £15,000 per annum excl. Keys available for early viewing. (ref:)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 52-68 Palmerston Road Wealdstone Harrow	1,935 sq ft 180 sq m	Chamberlain Commercial 020 8429 6899	Commercial industrial unit suitable for car repairs that has traded for many years as a mechanical workshop. Contains some equipment including a spray oven. Small office reception, gas heating and external parking for 2-3 cars. Also available by separate terms is a large storage yard, small office, garages and WC. Available on a flexible licence agreement. Rental £1,750 per month. Under offer.
Leeway Close Hatch End HA5 4SE	2,100 sq ft 195 sq m	David Wilson Property 020 8429 7171	Ground floor warehouse/office unit with parking and good access into the unit. More offices are available on the first floor if required. Available to let on a lease for a term to be agreed. Rental £25,000 per annum excl. (ref: LEEWA/11259/1)
Unit 7 Barratt Way Industrial Estate Tudor Road Harrow HA3 5TJ	2,437 sq ft 226 sq m	David Charles Property Consultants 020 8866 0001	Semi-detached light industrial/warehouse and office unit. Steel-framed. Fitted offices to the front on ground and first floors. Full height warehouse to the rear. Offices have gas-fired central heating, suspended ceilings, carpets, kitchen facilities and double glazing to first floor. Warehouse has a full height electric loading door, lights and mezzanine floor. Eaves height is approx. 16'ft 4" (5m). Parking available to the front of the premises. Available by way of a new lease for a term by arrangement. Rental £45,000 per annum excl. (£18.50 per sq ft).
Rossllyn Crescent Harrow HA1	2,500 sq ft 232 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 2,500 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. Available on short term contracts. Rental £2,750 per month.
Unit 2 Rossllyn Crescent Harrow HA1	2,500 sq ft 232 sq m	Cosmo Estates 020 3475 1754	Warehouse/storage unit to let in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the the security and control of a traditional leased approach. The lease for this managed workspace can be negotiated according to your requirements and need for flexibility. Rental £4,167 per month.
Unit 2 1a Devonshire Road Harrow HA1 4LP	2,900 sq ft 270 sq m	Chamberlain Commercial 020 8429 6899	Single storey warehouse unit providing storage space with ancillary office. WC facilities. Internal eaves height of approx. 18ft. Accessed via secure gated yard shared with other adjoining occupiers. Ideal for warehousing, trade counter retailing, or possibly a leisure use such as a gym (subject to planning permission). Loading via roller shutter. Accessible location. Available on a flexible lease agreement. Rental £35,000 per annum.
Archdale Business Centre Brember Road Harrow HA2 8DJ	3,060 sq ft 284 sq m	Ashton Fox 020 8022 6393	Freehold warehouse/office comprising ground floor warehouse of 1,680 sq ft and offices on the mezzanine floor measuring 1,380 sq ft. 2 WCs. Kitchenette. Current passing rental income is £28,800 per annum. Freehold price £610,000.
Unit 5 Whitefriars Ind. Est. Tudor Road Harrow HA3 5SS	3,562 sq ft 331 sq m	Stimpsons 01923 604026 Colliers International 01895 813344 IPIF Trade 020 7399 5838	Light industrial/warehouse unit. Steel portal frame construction. Fully refurbished. Eaves height between 5.72m to 6.7m. Full height electric roller shutter doors. Individual loading bays. 3 phase power. Car parking spaces. New full R & I lease, term to be agreed. Rental £51,649 per annum. Currently under offer.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit D Healthaid House Marlborough Hill Harrow HA1 1UD	3,774 sq ft 351 sq m	David Wilson Property 020 8429 7171	Modern warehouse unit. 31ft high, so very useful for storage. High goods automatic door. Office. Kitchen. Parking. New lease by arrangement. Adjoining units are available. Rental £37,740 per annum (£10 per sq ft) excl. (ref: HEALT/10773/1)
Unit D Healthaid House Marlborough Hill Harrow HA1 1UD	3,775 sq ft 351 sq m	Ferrari Dewe & Co 020 8427 4288	Modern warehouse unit with impressive 36ft eaves height within a secure gated compound. Office. High bay loading door. Full CCTV. Also available with Unit C. New flexible lease available for a term to be agreed. Rental £37,750 per annum exclusive.
Unit 3 Rosslyn Crescent Harrow HA1	3,775 sq ft 351 sq m	Cosmo Estates 020 3475 1754	Warehouse/storage unit to let in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the the security and control of a traditional leased approach. The lease for this managed workspace can be negotiated according to your requirements and need for flexibility. Rental £6,292 per annum.
Unit 5 Barratt Way Industrial Estate Tudor Road Harrow HA3 5TJ	3,281 sq ft 305 sq m	David Charles Property Consultants 020 8866 0001	Semi-detached light industrial/warehouse and office unit. Steel-framed. Fitted offices to the front on ground and first floors. Full height warehouse to the rear. Offices have gas-fired central heating, suspended ceilings, carpets, kitchen facilities and double glazing to first floor. Warehouse has a full height electric loading door, lights and mezzanine floor. Eaves height is approx. 16'ft 4" (5m). Parking available to the front of the premises. Available by way of a new lease for a term by arrangement. Rental £60,700 per annum excl. (£18.50 per sq ft).
Unit 22 Christchurch Industrial Estate Forward Drive Harrow HA3 8NT	3,410 sq ft 317 sq m	Knight Frank 020 7629 8171	End of terrace trade counter unit to be refurbished. Fitted, first floor office accommodation. Gas and electricity supplied to the unit. 5.5m clear height. Undercroft for trade counter. Electric up and over loading door. Seven car parking spaces. Lease terms and rental on available on application. Property Ref: LIC012097967
Off Roxeth Green Avenue Harrow HA2 8AF	4,000 sq ft 372 sq m	David Wilson Property 020 8429 7171	Newly built car workshop or warehouse. Possibility of an additional mezzanine floor subject to planning perm. Secure parking. 13'9" automated access door. Rent £39,500 per annum exclusive. (ref: OFFRO/10153/1)
Rosslyn Crescent Harrow HA1	4,000 sq ft 372 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 4,000 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. Available on short term contracts. Rental £4,000 per month.
Unit C Healthaid House Marlborough Hill Harrow HA1 1UD	4,085 sq ft 380 sq m	Ferrari Dewe & Co 020 8427 4288	Modern warehouse unit with impressive 36ft eaves height within a secure gated compound. Office. High bay loading door. Full CCTV. Also available with Unit D. New flexible lease available for a term to be agreed. Rental £40,850 per annum exclusive.
Unit 11 Honeypot Business Centre Parr Road Stanmore HA7 1NL	4,200 sq ft 390 sq m	David Wilson Property 020 8429 7171	Warehouse building available leasehold. Gas central heating. Electric shutter door. Alarmed. 8 parking spaces. Possible extension subject to planning permission. Lease terms are available on application. Rental £40,000 per annum. (ref: HONEY/10139/1)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Mansard House Brember Road South Harrow HA2	4,437 sq ft 412 sq m	Chamberlain Commercial 020 8429 6899	Office building with attached warehouse/industrial unit and open storage/car parking within a securely fenced and gated compound. Offices arranged over ground and two upper floors and provide 3,885 sq ft. The attached warehouse is 4,437 sq ft, has a 4m clear eaves height and benefits from 3 level loading doors. There are two secure external areas either side of the building which can be used for open storage or extensive car parking. Lease terms on application. Available for sale or to let. Rental £70,000 per annum. Price on application.

500 - 999 sq m

Unit 5 & 7 Barratt Way Industrial Estate Tudor Road Harrow HA3 5TJ	5,718 sq ft 531 sq m	David Charles Property Consultants 020 8866 0001	Semi-detached light industrial/warehouse and office unit. Steel-framed. Fitted offices to the front on ground and first floors. Full height warehouse to the rear. Offices have gas-fired central heating, suspended ceilings, carpets, kitchen facilities and double glazing to first floor. Warehouse has a full height electric loading door, lights and mezzanine floor. Eaves height is approx. 16'ft 4" (5m). Parking available to the front of the premises. Available by way of a new lease for a term to be agreed. Rental £105,700 per annum excl. (£18.50 per sq ft).
Unit 7 Whitefriars Ind. Est. Tudor Road Harrow HA3 5SS	6,103 sq ft 567 sq m	Stimpsons 01923 604026 Colliers International 01895 813344 IPIF Trade 020 7399 5838	Light industrial/warehouse unit. Steel portal frame construction. First floor offices to the front. 6.7m eaves height. Full height loading doors. 3 phase power. 8 car parking spaces. Available separately or combined with Unit 6. New full R & I lease for a term to be agreed. Rental £89,494 per annum.
Unit 6 Whitefriars Ind. Est. Tudor Road Harrow HA3 5SS	6,134 sq ft 570 sq m	Stimpsons 01923 604026 Colliers International 01895 813344 IPIF Trade 020 7399 5838	Light industrial/warehouse unit. Steel portal frame construction. First floor offices to the front. 6.7m eaves height. Full height loading doors. 3 phase power. 8 car parking spaces. Available separately or combined with Unit 7. New full R & I lease for a term to be agreed. Rental £89,494 per annum.
Dalston Gardens Stanmore HA7	6,514 sq ft 605 sq m	Ashton Fox 020 8022 6393	Substantial leasehold warehouse/office with a high ceiling and good access. Unfurnished. Comprises a large warehouse with a 30ft apex ceiling to the rear and ground floor offices to the front. Kitchen. WC. Front entrance with an electric roller shutter. Clear access loading/unloading from the front. Parking available for four cars. Lease terms on application. Rental £91,000 per annum. Available immediately.
Unit 8 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	7,327 sq ft 681 sq m	Stimpsons 020 8905 9292	Modern light industrial/warehouse unit. Steel portal frame construction. 6m eaves. First floor offices to the front. Good vehicular access. 6m eaves. 12 car parking spaces. New full R & I lease available, term to be agreed. Rental £110,000 per annum excl.
31-37 Rosslyn Crescent Harrow HA1 2SA	7,395 sq ft 687 sq m	David Charles Property Consultants 020 8866 0001	Steel-framed light industrial/warehouse and office unit. 3m eaves height to underside of the steel roof trusses and 5m to the ridge of the roof. Two roller shutters. 3 phase power. Kitchen & WC facilities. Parking is available on a concrete apron perimeter. Available by way of a new full R & I lease, term to be agreed. Rental £100,000 per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 7 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	7,436 sq ft 691 sq m	Brasier Freeth 01923 205521	Mid-terraced industrial unit with high quality fit out. 5.5m clear internal height. Level loading access door. Fully fitted ground and first floor offices. Kitchen and WC facilities. Large apron externally for HGV access and a generous parking provision. 12 parking spaces. Available by way of assignment or sublease to April 2028 with tenant option to break in April 2023. Property may be available on a new lease direct via the landlord by negotiation. Rental £94,809 (£12.75 per sq ft) per annum excl.
Units C & D Healthaid House Marlborough Hill Harrow HA1 1UD	7,860 sq ft 730 sq m	Ferrari Dewe & Co 020 8427 4288	Two modern warehouse unit with impressive 36ft eaves height within a secure gated compound. Offices. High bay loading door. Full CCTV. New flexible lease available for a term to be agreed. Rental £78,600 per annum exclusive.
Mansard House Brember Road South Harrow HA2 8UT	8,422 sq ft 783 sq m	Knight Frank 020 7629 8171	Single storey warehouse/industrial unit with three floors of offices. Two external areas either side of the building, one is currently used as a yard and the other is used as a car park. Whole property is surrounded by a security fence. 4m clear internal height and an apex height of 5.83m. Three manual level loading doors. Secure gated yard, Available by way of an assignment of existing lease expiring in June 2031. Rental £70,000 per annum exclusive. New lease may be available on terms to be agreed. Property Ref: CPD256271
Mansard House Brember Road South Harrow HA2	8,422 sq ft 783 sq m	Chamberlain Commercial 020 8429 6899	Office building with attached warehouse/industrial unit and open storage/car parking within a securely fenced and gated compound. Offices arranged over ground and two upper floors and provide 3,885 sq ft. The attached warehouse is 4,437 sq ft, has a 4m clear eaves height and benefits from 3 level loading doors. There are two secure external areas either side of the building which can be used for open storage or extensive car parking. Lease terms on application. Available for sale or to let. Rental £70,000 per annum. Price on application.
Unit 4 The Crystal Centre Elmgrove Road Harrow HA1 2HP	9,643 sq ft 896 sq m	Paul Welton Partnership 020 8948 1915 Colliers International 020 7344 6730	Modern end of terrace warehouse unit with two storey refurbished fitted offices. Steel portal frame construction. New roof. 4.8m eaves height. Electric roller shutter loading door. Gas central heating and LED lighting to warehouse. WC facilities. 8 car parking spaces to the front of unit. New full R & I lease for a term to be agreed. Rental £14 per sq ft.
Qualitas House Elmgrove Road Harrow HA1	9,894 sq ft 920 sq m	Chamberlain Commercial 020 8429 6899	Modern warehouse facility providing storage and distribution space within a secure gated yard. The large yard leads to three full height loading bays. Internal eaves height of 24ft (7.3m). Small Internal office of 300 sq ft. Larger office space if needed is available in adjoining office building. 20 car parking spaces. New lease available. Rental on application.
Palmerston Road Wealdstone Harrow HA3	9,972 sq ft 927 sq m	Chamberlain Commercial 020 8429 6899	A secure open storage yard with ancillary reception office and several outbuildings. Yard is approx. 9,434 sq ft and the office building is 538 sq ft. WC. Suitable for motor trade uses. Shared route of access in the yard for the adjoining mechanics workshop. Available on a flexible tenancy agreement. Rental £2,100 per month. Under offer.

Address	Size	Agent	Description
Power House Chantry Place Headstone Lane Harrow HA3 6NY	10,721 sq ft 996 sq m	Grant Mills Wood 020 7629 8501	Ground floor industrial workshop/warehouse. Former electricity power station has office space on first and second floors. Steel frame. Solid concrete floor. Eaves height of 5.5m to 6.5m. Office space fitted out to good specification. Lift. Air-conditioned. Secondary glazing. Yard/car parking. Available by way of a new full R & I lease. Rental from £12.95 per sq ft exclusive.
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	10,721 sq ft 996 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor industrial warehouse/workshop in a converted former electricity power station. Steel frame construction with profile metal external elevations. Solid concrete floor. Block work internal elevations. Eaves height of 5.5m to 6.5m to the underside of the steel frame. Office space on first and second floors fitted out to a good specification. Externally the property has a yard and car parking area of 17,000 sq ft. New full R & I lease(s) are available. Freehold for sale. Price on application.
1,000 - 4,999 sq m			
Unit 8 South Harrow Ind. Est. Brember Road South Harrow HA2 8ZZ	11,665-14,751 sq ft 1,084-1,371 sq m	Chamberlain Commercial 020 8429 6899	Warehouse facility with secure compound yard in a basic shell condition but presents an opportunity to rent on a short term flexible basis, basic but useable storage space with ancillary offices. The warehouse space is 7,360 sq ft and the two storey offices are 3,080 sq ft. Mezzanine storage of 3,096 sq ft and a further brick built store of 945 sq ft. The gated yard can provide secure parking for up to 16 cars. For sale or to let details available on request.
Units 6 & 7 Whitefriars Ind. Est. Tudor Road Harrow HA3 5SS	12,237 sq ft 1,137 sq m	Stimpsons 01923 604026 Colliers International 01895 813344 IPIF Trade 020 7399 5838	Light industrial/warehouse units. Steel portal frame construction. First floor offices to the front. 6.7m eaves. Full height loading doors. 3 phase power 16 car parking spaces. Units are also available separately. New full R & I lease available for a term to be agreed. Rental £177,437 per annum.
Brember Road South Harrow HA2 8BJ	15,041 sq ft 1,398 sq m	Ashton Fox 020 8022 6393	Large detached ground floor warehouse building within a large gated secure yard. Secure metal sliding gates. Easy loading/unloading. Brick built storage building. Mezzanine floor, offices, kitchen and WCs. Large yard/car park at the front. New lease. Available now. Rental £130,000 per annum.
8 Brember Road South Harrow HA2 8AX	15,665 sq ft 1,456 sq m	David Wilson Property 020 8429 7171	Detached leasehold warehouse (9,060 sq ft), first floor office (912 sq ft), mezzanine floor (4,840 sq ft) and two storage units (309 sq ft & 544 sq ft). Lease terms on application. Rental £85,000 per annum. (ref: BREMB/10181/1)
8 Brember Road South Harrow HA2 8AX	15,665 sq ft 1,456 sq m	David Wilson Property 020 8429 7171	Detached freehold warehouse (9,060 sq ft), first floor office (912 sq ft), mezzanine floor (4,840 sq ft) and two storage units (309 sq ft & 544 sq ft). Freehold price £2,800,000. (ref: BREMB/10179/1)
Qualitas House Elmgrove Road Harrow HA1	16,093 sq ft 1,496 sq m	Chamberlain Commercial 020 8429 6899	Modern warehouse and office facility with car parking, secure yard and a loading bay. Offices of 6,200 sq ft are arranged over 2 floors. Impressive reception area and range of bright, air-conditioned open plan areas and executive cellular offices. The warehouse is 9,894 sq ft and accessed via a large secure yard providing a wide loading area and additional parking. Warehouse has eaves height of 24ft (7.3m) and 3 loading bays. 20 car parking spaces. New lease available. Rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	21,300 sq ft 1,980 sq m	Grant Mills Wood 020 7629 8501	Three storey former electricity power station with ground floor industrial workshop/warehouse and first and second floor offices. Solid concrete floor. Steel frame. Eaves height of 5.5m to 6.5m. Lift. Office fitted out to good specification. Secondary glazing. Air-conditioned. Yard and car parking. The freehold interest is available at £3,500,000 plus VAT. A new full R & I lease is also available direct from the landlord on terms to be agreed.
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	21,300 sq ft 1,980 sq m	Ferrari Dewe & Co 020 8427 4288	Three storey former electricity power station with an industrial workshop/warehouse and first and second floor offices. Steel frame construction. Solid concrete floor. Eaves height of 5.5m to 6.5m. Office space is fitted out to good specification. Air-conditioned. Secondary glazing. Passenger lift. Cat 2 lighting. Yard/car parking area of 17,000 sq ft. Freehold for sale. New full R & I lease(s) are also available. Price and rental on application.

Further Information

For details of additional industrial and warehousing premises please visit www.movehut.co.uk

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Re-Development Sites</u>			
268-272 High Road Harrow Weald HA3 7BB		Ferrari Dewe & Co 020 8427 4288	Development site for sale freehold. Currently the front section comprises two ground floor premises with upper parts and the rear section offers 12 single garages. Title plan is available upon request. Price in the order of £950,000 subject to contract.
<u>Other</u>			
69 Elm Park Stanmore HA7 4AU		Bernard Gordon & Co 020 8099 3119	Shared medical accommodation in a detached bungalow. 2 consulting rooms. Shared reception area, waiting room, kitchen and storage facilities. Front forecourt car parking. New full R & I lease for a term to be agreed. Rental offers invited in region of £24,000 per annum incl. or £12,000 per annum for each individual consulting room. (ref: 1511)
The Church Hall Annex St Lukes Church r/o 28 Love Lane Pinner HA5 3EX	1,090 sq ft 101 sq m	David Charles Property Consultants 020 8866 0001	Ground floor to the rear of church hall. Extensively refurbished to provide a large open plan area. Has its own kitchen, toilet facilities and storage areas. May be suitable for a number of uses subject to planning for a change of use. New lease available, term to be agreed. Rental £20,000 per annum excl.
6 & 8 Elm Park Road Pinner HA5 3LA	1,240 sq ft 115 sq m	David Charles Property Consultants 020 8866 0001	Property comprising a religious meeting room to the rear. Largely open plan with two smaller rooms. The building has the benefit of heating, suspended ceilings and carpets. There is a 3 storey residential property to the front. Price, £1,325,000 for entire premises or £750,000 for the meeting room only.
78 Marsh Road Pinner HA5 5NQ	1,720 sq ft 160 sq m	David Charles Property Consultants 020 8866 0001	Detached brick-built property over ground and first floors. Gas fired central heating. Double-glazed windows. Ground floor used as a dental surgery with residential on the first floor. Change of use subject to planning permission possible. Available on a freehold basis, full vacant possession. Offers sought in excess of £1,000,000, subject to contract.
12-14 Station Road Harrow HA1	2,464 sq ft 229 sq m	Mann Smith 020 7839 8989	Ground floor of a detached mixed use building with private front and rear access. Air-conditioned. The majority of the space is currently open plan. Unit currently has D1 use but would suit a range of alternative uses including office and D2 (subject to planning perm.). New lease available for term by agreement. Rental £50,000 per annum exclusive.
344-350 Station Road Harrow HA1 2DR	2,500 sq ft 232 sq m	David Wilson Property 020 8429 7171	First floor premises currently used as a snooker club. Current D2 use can transfer to B1 office or A2. Wide staircase to the first floor. New lease to be agreed. Rental £30,000 per annum excl. (ref:)
All Saints Parish Hall Shrewsbury Avenue Kenton HA3 9LX	3,200 sq ft 297 sq ft	Bernard Gordon & Co 020 8099 3119	Detached, single storey D1 building previously used as a preschool. Comprises a large hall, with a number of classrooms, offices, WC and kitchen facilities. Outside space by way of a large rear yard that extends to the side of the building, as well as a front forecourt for parking approx. 7 plus cars, with easy drop off/pick up access. New full R & I lease to be agreed. Rental offers invited in the region of £65,000 per annum excl, Under offer. (ref: 1599)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Vacant Car Park Imperial Drive Rayners Lane Harrow	12,613 sq ft 1,172 sq m	Grant Mills Wood 020 7629 8501	Vacant car park, formerly occupied by Ladbrokes, running alongside the railway leading to and from Rayners Lane Underground Station. The property would suit other uses subject to planning. New lease available, terms to be agreed. Rental offers will be reviewed on the proposed use and lease length required. Rental on application.