

Available Business Premises

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

March 2021

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)

Economically Active Workforce (Aged 16-64):	117,200 (Sept. 2020)	Unemployment rate 7.0% (January 2021)
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Total floorspace:

Industrial/Warehousing	2,102,900 (sq ft) 195,500 (sq m)	Offices 2,191,800 (sq ft) 203,700 (sq m)
Housing	95,167 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: 020 8736 6087
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>	
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 is 1 x one person office and 1 x 2/3 person office. 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 are available 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.

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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.
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.
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.
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.
19-21 High Street Pinner HA5 5PJ		David Charles Property Consultants 020 8866 0001	Office available to let. Contact agent for details.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS		Hub Space 020 8732 5403	An impressive business environment with over 30,000 sq ft of modern office space. Meeting rooms. Superfast high speed internet. Virtual office & Business services. On-site café. Simple monthly billing. On-site car parking. Office availability: 2 workstations, £600 plus VAT per calendar month. 3-4 workstations, £880 plus VAT per calendar month, 5-6 workstations, £1,200 plus VAT per calendar month. Individually tailored packages and flexible terms are available from just one month.
Devonshire House Honeypot Lane Stanmore HA7		Ashton Fox 020 8022 6393	Modern impressive office building. Spacious aspect. Large secure well lit gated car park. Fully furnished offices on three floors. Lift. Impressive entrance. Smart reception lobby. On-site cafeteria. 3 boardrooms to hire. Fitted kitchens. Secure key fob 24 hour access. Air-conditioned. Fully serviced reception and management support monitoring. WCs. Currently available: 2 person office, £550 pcm, 3 person office, £800 pcm, 5-6 person office, £1,250 pcm, all plus VAT and inclusive.
Dalston Gardens Stanmore HA7		Ferrari Dewe & Co 020 8427 4288	Self-contained first floor office suite. Independent front entrance off the road. Good sized reception area plus five rooms, kitchen and 2 WCs. In very good condition. Two designated car parking spaces to the front. New full R & I lease available for a term to be agreed. Rental £20,000 per annum excl.
Masters House 1 Marlborough Hill Harrow HA1 1UX		Ferrari Dewe & Co 020 8427 4288	Brand new modern serviced office suites from 1 desk to 2, 3 or 4 desk rooms now immediately available on flexible lease terms. Staffed reception desk. Advanced telephone and internet services. New LED lighting. Air conditioned. Heating. WCs on each floor. Office suites are available on the following basis, subject to availability: 1 desk at £249 plus VAT per calendar month. 2, 3 or 4 desks at £199 plus VAT per calendar month for each desk. Larger suites available, terms upon request.
Subara Business Centre 4 Weald Lane Harrow Weald HA3 5ES		Ferrari Dewe & Co 020 8427 4288	Selection of ground floor offices with shop frontage together with boardroom facilities and car parking. Air-conditioned. Heating. Suspended ceilings with recessed lighting. Tiled flooring. 24 hour access. Parking spaces available by arrangement. Terms: Option 1: 3 office desks at £450 per calendar month fully inclusive. Option 2: 1 private single office suite at £450 per calendar month fully incl. Any combination of options to be considered.
Spencer Road Harrow Weald HA3		Ferrari Dewe & Co 020 8427 4288	Self-contained newly refurbished ground floor office accommodation offers a large open plan area. WC facilities. Kitchenette. Internal storage area. Secure gated compound. Gas fired central heating. Double glazed windows. Perimeter trunking. Sensor lighting. Carpeting. Externally, there is an area for further storage or staff. A new flexible full R & I lease available for a term to be agreed. Rental £25,000 per annum exclusive.

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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.
Harrow Business Centre 429-433 Pinner Road Harrow HA1 4HN	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.
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. New flexible licence agreements on a fully inclusive basis. Rental £7.50 per person per day.
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.
Devonshire House 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 Rosslyn Crescent Harrow HA1 2SZ	110 sq ft 10 sq m	Ashton Fox 020 8022 6393	Two first floor serviced 1 to 2 desk offices. Gas central heating. Boardroom facility. Furnished. Carpeted. Double glazed. WCs. On-site secure parking. Broadband. Available on a yearly licence. Rental £4,800 per annum inclusive. Available now.

<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	Cygnets 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.
Cygnets 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)
Signal House 16 Lyon Road Harrow HA1 2AQ	120-1,115 sq ft 11-104 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor offers a number of individual offices. Can be let as a whole or as individual units. Car parking space may be available for an additional charge. Lease terms available on request. Rental £25 per sq ft per annum excl. or £45 per sq ft incl. excl. of business rates). Available immediately.
Signal House 16 Lyon Road Harrow HA1 2AQ	125-410 sq ft 12-38 sq m	Ferrari Dewe & Co 020 8427 4288	First floor offers a number of individual offices. Can be let as a whole or as individual units. Car parking space may be available for an additional charge. Lease terms available on request. Rental £25 per sq ft per annum excl. or £45 per sq ft incl. excl. of business rates). Available immediately.
Suite 5 37 Stanmore Hill Stanmore HA7 3DS	150 sq ft 14 sq m	Office on the Hill Ltd 020 8420 6666	Ground floor office with plenty of light. On-site (for a fee) and nearby parking available. Rental £575 plus VAT per month inclusive of broadband, utilities, cleaning and 24/7 access. Available 1st May.
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 first the floor. Kitchen facilities on the second floor. Boardroom. Manned reception during office hours. Lease terms and 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 10 Rossllyn 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 11 Rossllyn 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 Rossllyn 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 Rossllyn 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 Rossllyn 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 Rossllyn 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.
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>
Suite E Bishops Walk House 23 High Street Pinner HA5 5PJ	160 sq ft 15 sq m	David Charles Property Consultants 020 8866 0001	Office suite available 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 £8,400 per annum inclusive.
Miller House Rosslyn Crescent Harrow HA1 2RZ	165-1,392 sq ft 15-129 sq m	Ferrari Dewe & Co 020 8427 4288	Two storey office building offering a main ground floor entrance area and eight individual office suites or any combination of sizes from 165 sq ft to 1,392 sq ft. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Flexible approach to leasing arrangements and tenancy agreements short or long term to be agreed will be considered. Suites are immediately available. Car parking is to be discussed depending as required by each enquiry Rental £600 per calendar month inclusive.
Suite C Bishops Walk House 23 High Street Pinner HA5 5PJ	175 sq ft 16 sq m	David Charles Property Consultants 020 8866 0001	Office suite available 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 £8,750 per annum inclusive.
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. (£5,400 per annum). No VAT.
105a High Street Edgware HA8 7DB	195 sq ft 18 sq m	SPC Property Consultants 020 8958 5789	Unique commercial building in a prominent position. Formerly a blacksmiths forge. Suits a number of uses. Lease terms to be agreed. Rental £15,000 per annum. (ref: 105AHSL)
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.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
Suite 7 37 Stanmore Hill Stanmore HA7 3DS	220 sq ft 20 sq m	Office on the Hill Ltd 020 8420 6666	First floor office with large windows, plenty of light and fitted storage. On-site (for a fee) and nearby parking available. Rental £795 plus VAT per month inclusive of broadband, utilities, cleaning and 24/7 access. Available now.
Suite 7 Stanmore Hill Stanmore HA7	220 sq ft 20 sq m	Ashton Fox 020 8022 6393	First floor office suite to let in a lovely detached listed office building. Large windows. Plenty of light. Fitted storage. On-site gated, secure parking. One on-site designated parking space. Lease terms are available on application. Rental £695 per calendar month inclusive. Available immediately.
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 Rental from £300 per person per month. (#9504)
Unit 2a Fitzgerald House Willowcourt Avenue Kenton HA3 8ES	230 sq ft 21 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office space. Available immediately on a renewable occupational licence for 12 months. The monthly licence fee is £425 per month inclusive. No VAT. Car parking available at £60 per space per month.
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 2.2 Monument House 215 Marsh Road Pinner HA5 5NE	245 sq ft 23 sq m	David Charles Property Consultants 020 8866 0001	Second floor office suite. Comfort cooling. Double glazing. Suspended ceilings. Automatic passenger lift. Shared kitchen. Carpets. Prestigious entrance. Parking available by arrangement. Lease terms on request. Rental £1,100 per calendar month.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 2.1 Monument House 215 Marsh Road Pinner HA5 5NE	270 sq ft 25 sq m	David Charles Property Consultants 020 8866 0001	Second floor office suite. Comfort cooling. Double glazing. Suspended ceilings. Automatic passenger lift. Shared kitchen. Carpets. Prestigious entrance. Parking available by arrangement. Lease terms on request. Rental £1,125 per calendar month.
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.
Suite 3/4 Stanmore Hill Stanmore HA7	300 sq ft 28 sq m	Ashton Fox 020 8022 6393	Ground floor office suite to let in a lovely detached listed office building. Two interconnecting offices. Own private entrance. On-site gated, secure parking. Two on-site designated parking spaces. Lease terms available on request. Rental £1,200 per calendar month incl. Available immediately.
2 Churchill Court 58 Station Road North Harrow HA2 7SA	300 sq ft 28 sq m	Ferrari Dewe & Co 020 8427 4288	First floor modern office suite set in an attractive office building within a courtyard setting. Gas fired central heating. Carpeting. Suspended ceilings. Recessed lighting. Double glazed windows. Shared kitchenette. A new effective full R & I lease for a term to be agreed. Rental £12,500 per annum incl.
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.
Unit 2 Churchill Court 58 Station Road North Harrow HA2 7SA	303-878 sq ft 28-82 sq m	David Charles Property Consultants 020 8866 0001	Ground and first floor office in a modern, purpose built office development. Air-conditioned. WCs. Suspended ceilings. Intercom. Double glazing. Burglar alarm. Shared kitchenette. 575 sq ft on the ground floor and 303 sq ft on the first floor. Lease terms on application. Ground floor rental £21,275 per annum, first floor rental £11,211 per annum.
Cardoc House Station Road North Harrow HA2 6AE	313-689 sq ft 29-64 sq m	Chamberlain Commercial 020 8429 6899	A choice of two newly built and professionally designed units arranged over first and second floors of 313 sq ft and 376 sq ft. Kitchen and WC on each floor. Air-conditioned. LED lighting. Double glazing. Perimeter trunking with data cabling. Fitted carpets. Video entry-phone system. Lease terms available on application. Rental £9,233 per annum.
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.
10-12 Love Lane Pinner HA5 3EF	356-1,494 sq ft 33-139 sq m	Chamberlain Commercial 020 8429 6899	Choice of several office suites on first (two offices) and second floors (one office) in a charming period building. First floor suites can be combined to give 913 sq ft. Designated parking at rear of the building New lease available for a term to be agreed. Rental £38,900 to £37,350 (£25 per sq ft) per annum.
10-12 Love Lane Pinner HA5 3EF	356-1,494 sq ft 33-139 sq m	VDBM 01923 845222	Office suites to let on first and second floors in an attractive building. The two first floor suites can be combined to provide 913 sq ft. Designated car parking spaces. New full R & I lease available, term to be agreed. Rental £27.50 per sq ft per annum.
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 3.4 Monument House 215 Marsh Road Pinner HA5 5NE	370 sq ft 34 sq m	David Charles Property Consultants 020 8866 0001	Third floor office suite. Comfort cooling. Double glazing. Suspended ceilings. Automatic passenger lift. Shared kitchen. Carpets. Prestigious entrance. Parking available by arrangement. Lease terms on request. Rental £1,500 per calendar month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 5b Stanmore Towers 8-14 Church Road Stanmore HA7 4AW	437 sq ft 41 sq m	Chamberlain Commercial 020 8429 6899	Modern office suite suitable for 4-6 people in a popular and well maintained building. Open plan workspace for 3-4 desks and a further private directors office or meeting room. CAT2 lighting. Suspended ceilings. Air-conditioned. 2 allocated car parking spaces. Further spaces are available. Lease terms available on application. Rental £10,200 per annum. Available immediately.
90 Cannon Lane Pinner Stanmore HA5 1HR	472 sq ft 44 sq m	Chamberlain Commercial 020 8429 6899	Ground floor retail unit configured to provide office space. Fully refurbished. Additional storage to rear available by separate negotiation. WCs. Other units considered. Easy parking. New lease is available. Rental £14,000 per annum. Available immediately.
50 Crown Street Harrow on the Hill HA2 0HR	475 sq ft 44 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained office premises in an attractive setting. Ground and mezzanine floors. Gas fired central heating. Wood flooring. Ceiling spot lighting. Kitchen. WC. Flexible lease by arrangement to be agreed. Rental of £12,000 per annum exclusive.
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.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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. Would suit A1 retail, office, medical or teaching, training or educational provider (subject to planning). 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.
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. Office suites/retail units available on flexible tenancy agreements of 1 to 5 years. Rental £40 per sq ft.
386 Uxbridge Road Hatch End Pinner HA5 4HP	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.
2 Churchill Court 58 Station Road North Harrow HA2 7SA	600 sq ft 56 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor modern office suite set in an attractive office building within a courtyard setting. Gas fired central heating. Carpeting. Suspended ceilings. Recessed lighting. Double glazed windows. Shared kitchenette. A new effective full R & I lease for a term to be agreed. Rental £25,000 per annum incl.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
100 Pinner Road Harrow HA1 4GZ	691 sq ft 64 sq m	Chamberlain Commercial 020 8429 6899	Ground floor commercial lock-up shop unit. Modern shop front. Recently re-fitted and refurbished as modern office space arranged as two large suites. Suspended ceilings. Hard-wood flooring. Kitchen. Full air-conditioning. Electronic security shutters. WC. LED lighting and CCTV. Allocated forecourt parking for two cars. For sale £325,000 for the freehold or to let, rental of £20,000 per annum.
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. Rear parking for one car. New lease on terms to be agreed. Rental £24,000 per annum. Available now.
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	Ferrari Dewe & Co 020 8427 4288	Second floor modern office suite in an attractive building. Air conditioned. Gas fired central heating. Carpeting. Suspended ceilings. Recessed lighting. Double glazed windows. Kitchenette. WCs. A new effective full R & I lease for a term of 1 to 3 years or longer by arrangement. £16,000 per annum excl.
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. 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 £20,000 per annum. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Livingstone Court Peel Road Harrow HA3	845 sq ft 79 sq m	Ashton Fox 020 8022 6393	Self-contained first floor office suite. Large reception area plus three rooms, WC facilities. Secure phone entry system. Gated secure on-site allocated parking for two cars. 24 hour access. Available on a six year lease with a three year break. Rental £16,000 per annum. Available now.
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 Churchill Court 58 Station Road North Harrow HA2 7SA	850 sq ft 79 sq m	VDBM 01923 845222	Ground floor prestigious offices in an attractive building. Air-conditioned. Suspended ceilings. Recessed lighting. Double glazed windows. Kitchenette. Burglar alarm. New effective full R & I sublease available for a term to be agreed. Rental £25,500 per annum (£2,125 per month) inclusive.
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 in a secure office campus. Divided into five offices. Kitchen/staff room. Lift. Gas central heating. WCs. Underfloor trunking. Well located. On-site security. Two car parking spaces. New full R & I lease available, terms to be agreed. Rental £14,500 per annum. (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.
Harrow One St. John's Road Harrow HA1	860 sq ft 80 sq m	Ferrari Dewe & Co 020 8427 4288	Newly developed ground floor commercial unit to be provided in a shell condition with capped off services. The unit has planning for A1, A2, B1, D1 and D2 and forms part of a large residential development plus community facilities and a new walkway between Sheepcote Road and St. John's Road. A virtual freehold/999 year lease to be offered at a price of £395,000 subject to contract.
2 Churchill Court 58 Station Road North Harrow HA2 7SA	900 sq ft 84 sq m	Ferrari Dewe & Co 020 8427 4288	Ground and first floor modern office suites set in an attractive building within a courtyard setting. Gas fired central heating. Carpets. Suspended ceilings. Recessed lighting. Double glazed windows. Shared kitchenette. A new effective full R & I lease for a term to be agreed. Rental £37,500 per annum incl.
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. 2 to 3 car parking spaces. New Full R & I lease available, term to be agreed. 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	933 sq ft 87 sq m	SPC Property Consultants 020 8958 5789	First floor self-contained office suite in a secure office campus. WCs. Kitchenette. Lift. Gas central heating. Underfloor trunking. Very good condition. Smart location. On-site security. 2 to 4 car parking spaces. New full R & I lease available, terms to be agreed. Rental £15,750 per annum. (ref: 9 SVP)
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.
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. Available by way of a new full R & I lease for a term to be agreed. 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.
137 Blenheim Road Harrow HA2 7AA	970 sq ft 90 sq m	David Charles Property Consultants 020 8866 0001	Office section and rear store in a well presented building. WC. Hard standing to the front comprising approx. 645 sq ft which can accommodate up to 4 vehicles. Available on a leasehold basis for a term to be agreed. Rental £15,000 per annum exclusive.
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.
1 Hobbs House Harrovia Business Village Bessborough Road Harrow HA1 3EX	985 sq ft 92 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office suite in an attractive building. Gas fired central heating. Air-conditioned. Kitchenette. Double glazed windows. Carpeting. Suspended ceilings. Recessed lighting. Male & Female WCs. New effective full R & I lease available for a term of 1 to 3 years. Rental £38,000 per annum inclusive.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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)
40-44 St Anns Road Harrow HA1 1LA	1,000-4,700 sq ft 93-437 sq m	Chamberlain Commercial 020 8429 6899	Prime retail unit forming part of a new town centre development benefitting from flexible Class E use. Over four upper floors will be 25,000 sq ft of new contemporary office space. Service loading bays. Can be divided to suit requirements. Ready Q4 2021. New full R & I lease for a term to be agreed. Rental on application. Freehold available.
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.
Suite 3.1 Monument House 215 Marsh Road Pinner HA5 5NE	1,007 sq ft 94 sq m	David Charles Property Consultants 020 8866 0001	Third floor office suite. Air-conditioned. Comfort cooling. Glass partitioned meeting room. Double glazing. Suspended ceilings. Automatic passenger lift. Prestigious entrance. Carpets. Car parking is available by of a separate arrangement. Premises Are available by way of a new lease for a term to be agreed. Rental £3,750 per calendar month.

100 - 499 sq m

Suite 3 17 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. Excellent shared kitchen facilities. Shared WCs. 2 car spaces allocated with the property. New full R & I lease available for a term to be agreed. Rental £33,000 per annum (£2,750 per month) exclusive.
Scottish Provident House 76-80 College Road Harrow HA1	1,112 sq ft 103 sq m	VDBM 01923 845222	First floor air-conditioned office suite with modern ceiling and LED lighting. Lift. Available to let on a new full R & I lease for a term to be agreed. Rental £16,680 per annum (£1,390 per month).
Scottish Provident House 76-80 College Road Harrow HA1	1,124 sq ft 104 sq m	VDBM 01923 845222	Second floor office suite with own kitchen. Divided to form open plan area plus individual rooms but could be configured. Lift. Available to let on a new full R & I lease for a term to be agreed. Rental £16,860 per annum (£1,405 per month).
249a Station Road Harrow HA1	1,165 sq ft 108 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained office space with its own separate entrance. Premises currently offer open plan areas on two floors. May be suitable for B1 office or D1 usage for medical, teaching, training or educational purposes. New flexible full R & I lease for a term to be agreed. Rental £15,000 per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
Bradburys Court Lyon Road Harrow HA1	1,182 sq ft 110 sq m	VDBM 01923 845222	Third floor in a newly completed building in the process of being fitted out. Excellent natural light. Air-conditioned. Raised floor with floor boxes. Suspended ceiling. WC. Kitchen facilities. New full R & I lease available for a term to be agreed. Rental £45,000 per annum (£3,750 per month).
Unit 5 Bradburys Court Lyon Road Harrow HA1 2BY	1,187 sq ft 110 sq m	Chamberlain Commercial 020 8429 6899	Stunning brand new self-contained office floor occupying entire third floor. Lift. Floor to ceiling windows. Fully open plan workspace. Exclusive use of male and female washrooms. Open kitchen. Full air-conditioning. Raised floors. Motion sensor LED lighting. Suspended ceiling. Building access control. Low service charge overheads. New lease available for a term to be agreed, but envisaged to be 3 to 5 years initially. Rental £45,000 per annum.
College Road Harrow	1,200 sq ft 112 sq m	Ferrari Dewe & Co 020 8427 4288	Third floor rear brand new modern office suite. Suitable for A2 or B1 use subject to any consents that may be necessary. Air-conditioned. Heating. Suspended ceilings. Recessed lighting. Carpeting. Perimeter trunking. Good natural light. New lease available. Rental £25 per sq ft per annum excl.
College Road Harrow	1,200 sq ft 112 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor rear brand new modern office suite. Suitable for A2 or B1 use subject to any consents that may be necessary. Air-conditioned. Heating. Suspended ceilings. Recessed lighting. Carpeting. Perimeter trunking. Good natural light. New lease available. Rental £25 per sq ft per annum excl.
College Road Harrow	1,200-3,200 sq ft 112-297 sq m	Ferrari Dewe & Co 020 8427 4288	Third and fourth floor brand new office suites. Suitable for A2 or B1 use subject to any consents that may be necessary. Air-conditioned. Heating. Suspended ceilings. Recessed lighting. Carpeting. Perimeter trunking. Good natural light. New lease available. Rental £25 per sq ft per annum excl.
39 High Street Pinner HA5 5PJ	1,230 sq ft 114 sq m	David Charles Property Consultants 020 8866 0001	Well-appointed period building on ground and first floors. Single open plan area with parquet floors on the ground floor. First floor comprises three offices and is carpeted. Electric heating. Kitchen. Burglar alarm. External storage area. Two external parking spaces. Existing lease expires on 28 March 2032. Premises are available by way of a sub-lease for a term to be agreed. Rental £28,500 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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	1,300-5,500 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. Flexible approach to leasing arrangements and the landlord will consider tenancy agreements short or long terms, to be agreed. Rental £29,950 per annum exclusive for each individual floor. 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.
Healthaid House Marlborough Hill Harrow HA1 1UD	1,366 sq ft 127 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor office space accessed through a prestige reception in a modern building within a secure gated car park. Full access control. Security staffed reception. 3 allocated car parking spaces. Flexible approach to leasing arrangements and will consider tenancy agreements short or long terms, to be agreed. Rental £22 per sq ft per annum excl.
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, together with covered rear storage. Building provides 472 sq ft of office space with additional WCs, plus a succession of covered storage areas of a further 907 sq ft. Rear delivery loading. Easy parking. Available by way of a new full R & I lease, term to be agreed. Rental £19,000 per annum.
Axiom House Spring Villa Park Spring Villa Road Edgware HA8 7EB	1,440 sq ft 134 sq m	Michael Berman & Co 020 8346 5100	Entire first and second floors in a three storey office building. Open plan with one partitioned office. Gas fired central heating. Security controlled entrance to campus. 8 person passenger lift. Window blinds. Comfort cooling. Carpeting. Raised flooring. CAT 2 lighting. Suspended ceilings. Entryphone. Excellent natural light. Fitted kitchen. WCs. Alarm. 5 to 7 car parking spaces. New full R & I lease available for a term to be agreed. Rental £60,000 per annum incl.
Kasaka/Govani 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 (five rooms plus open plan). Passenger lift. Suspended ceilings. Cat2 lighting. Private kitchen. Allocated car parking to the rear of the building. Suite is available by way of a new full R & I lease for term to be agreed. Rental £37,500 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Windrose Point Pynnacles Close Stanmore HA7 4AG	1,464 sq ft 136 sq m	Chamberlain Commercial 020 8429 6899	Brand new detached three storey mixed use development providing commercial space and luxury apartments. First floor office/D1 unit and second floor apartment for sale. Passenger lift and and stair access. Open plan layout with two large opening balconies fitted to a high standard. LED lighting tiles. Air-conditioned. Built-in floor boxes with data and power points. Suspended ceilings Fitted carpets. CCTV. WCs. Kitchen. Security fob controlled gates. Private car park. Price on request.
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. New full R & I lease available. Rental £46,680 per annum inclusive. Available immediately.
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 £18,000 per annum excl.
Amba House 15 College Road Harrow HA1 1BA	1,625-4,200 sq ft 151-390 sq m	Chamberlain Commercial 020 8429 6899	Fourth floor modern office suite arranged to provide open plan workspace with two executive offices. Full air-conditioning. Suspended ceilings. Video access control. Recessed lighting. Laminate floors. Underfloor trunking. 2 passenger lifts. Potential to provide a larger office space of 2,875 sq ft or 4,200 sq ft if required. Ready for occupation. Close to tube station. New lease available for a term to be agreed. Rental £45,000 per annum.
45-47 Tudor Road Harrow Weald HA3 5PQ	1,630 sq ft 151 sq m	SPC Property Consultants 020 8958 5789	Ground floor commercial premises. Suits various uses. Well fitted out. Refurbished. Five offices. Two WCs. Multi partitioning. Air-conditioned. Inset ceiling downlighting. Heating. Reception area. Suspended ceilings. Fitted kitchenette. Impressive forecourt. Full R & I lease available for a term to be agreed. Rental £30,000 per annum. (ref: 45TUD)
Amba House 15 College Road Harrow HA1 1BA	1,630 sq ft 151 sq m	Ferrari Dewe & Co 020 8427 4288	Modern attractive office suite on part fourth floor currently offering an open plan design with good natural light. Passenger lift. Air-conditioned. Door entry system. Suspended ceilings. Recessed lighting. Floor grid for cabling. Refurbished WCs between each floor. Power and telephones. Additional 1,270 sq ft office suite may be available if required. New flexible lease available for a term to be agreed. Rental £28.50 per sq ft exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House 15 College Road Harrow HA1 1BA	1,630-2,900 sq ft 151-270 sq m	Ferrari Dewe & Co 020 8427 4288	Modern attractive office suite on part fourth floor currently offering an open plan design with good natural light. Passenger lift. Air-conditioned. Door entry system. Suspended ceilings. Recessed lighting. Floor grid for cabling. Refurbished WCs between each floor. Power and telephones. New flexible lease is available for a term to be agreed. Rental £28.50 per sq ft exclusive.
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.
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.
Suite 6 Congress House Lyon Road Harrow HA1	1,697 sq ft 158 sq m	VDBM 01923 845222	Open plan office with two portioned offices. Two lifts. Attractive entrance. Manned reception. Own kitchen. Excellent natural light. 4 parking spaces. New full R & I lease for up to two years. Rental £23,870 per annum (£1,989 per month) exclusive.
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. New full R & I Lease available for a term to be agreed. Reduced rental of £17 per sq ft exclusive.
College Road Harrow	1,800 sq ft 167 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor front brand new modern office suite. Suitable for A2 or B1 use subject to any consents that may be necessary. Air-conditioned. Heating. Suspended ceilings. Recessed lighting. Carpeting. Perimeter trunking. Good natural light. New lease available. Rental £25 per sq ft per annum excl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Broadwalk Pinner Road North Harrow HA2	1,946 sq ft 181 sq m	Andrew Pearce Pinner 020 8866 9696	Shop and first floor office with basement. Possible potential for a second floor and residential subject to planning. Roller shutters. Air-conditioning on the ground floor. Gas central heating to both ground and first floors. New roof installed in 2019, with 12 year guarantee. Available freehold. Price £575,000.
Cavendish House 369 Burnt Oak Broadway Edgware HA8 5AW	2,000 sq ft 186 sq m	Reichmann Properties plc 020 8952 2009	Second floor office suite comprising nine individual offices. Reception area. Own kitchen. Boardroom and open office area. Air-conditioned. 24/7 access. Shared WCs. Passenger lift. Concierge/security. On-site car parking at £60 per space per month. Licence or lease offered for a term to be agreed. Immediate occupation. Rental £21 per sq ft incl.
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. Alternative uses possible. Allocated and gated parking. New full R & I lease available for a term to be agreed. Rental £32.50 per sq ft.
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.
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,099 sq ft 195 sq m	SPC Property Consultants 020 8958 5789	Well-appointed second floor office suite. Security controlled campus entrance. Lift. Large open plan working area. Executive office with floor to ceiling glazing. Balcony/patio area. Air-conditioned. Large communal kitchen/staff rest area. WCs. Impressive reception area. En-suite washroom. 4 car parking spaces. Can be combined with the first floor. Full R & I lease available, term to be agreed. Rental £46,000 per annum exclusive. (ref: 7SVP)
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,099-4,325 sq ft 195-402 sq m	Michael Berman & Co 020 8346 5100	Entire first and second floors in a modern office building. Open plan with private offices. Gas fired central heating. On-site security. Entryphone. WCs. Passenger lift. Suspended ceiling with recessed lighting. Air-conditioned. Carpeted. Under floor trunking. Kitchenette per floor. Boardroom. Five car parking spaces per floor. Letting on a floor by floor basis considered. New full R & I lease for a term to be agreed. Rental £22.50 per sq ft per annum excl.
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,099-4,325 sq ft 195-402 sq m	SPC Property Consultants 020 8958 5789	Well-appointed first and second floor office suite. Security controlled campus entrance. Lift. WCs. Air-conditioned. Demountable glazed partition offices. Large communal kitchen/staff rest area. Impressive reception area. 8 car parking spaces. Full R & I lease available for a term to be agreed. Rental £95,000 per annum exclusive. (ref: 7SVP)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
38-44 St Anns Road Harrow HA1 1LA	2,200-4,900 sq ft 204-455 sq m	Chamberlain Commercial 020 8429 6899	Two retail units in a prime location. Available as either single or a double unit. Forms part of a new development. Suitable for retail, restaurant or banking. Pre-let available. Flexible trading space. Available by way of a new lease or a short term arrangement. Rental on application.
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,226 sq ft 207 sq m	SPC Property Consultants 020 8958 5789	Well-appointed first floor office suite. Security controlled campus entrance. Lift. Demountable glazed partition offices. Air-conditioned. Large communal kitchen/staff rest area. Impressive reception area. WCs. 4 car parking spaces. Can be combined with the second floor. Full R & I lease available for a term to be agreed. Rental £49,000 per annum exclusive. (ref: 7SVP)
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 full R & I lease available for a term to be agreed. 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.
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. Parking for up to 10 cars may be possible. Office adjoins a large warehouse/industrial unit. It may be suitable to take both and use as a workshop/showroom. Lease terms available on application. Rental £55,000 per annum inclusive. Available now.
Cavendish House 369 Burnt Oak Broadway Edgware HA8 5AW	2,405 sq ft 224 sq m	Michael Berman & Co 020 8346 5100	Self-contained office suite on part first floor in excellent condition. Currently partitioned to provide a mixture of private offices and open plan areas. Commissionaire. Entryphone. Passenger lift. WCs. Wooden flooring Air conditioning. Raised floor. Underfloor heating. Kitchen. 4 car parking spaces held under a separate licence at £720 per annum plus VAT per space. Effective full R & I lease for a term to be agreed. Rental £68,540 per annum incl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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, 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, medical use or restaurant. Other units are also available. Ideal investment. 999 year long leasehold. For sale, price £1,110,000. To let on application.
Kings House Kymberley Road Harrow HA1 1PT	2,500-10,469 sq ft 232-973 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. New full R & I lease available for a term to be negotiated. Rental and service charge on request.
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 £1,225,000.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	2,598 sq ft 241 sq m	Chamberlain Commercial 020 8429 6899	Ground floor in an attractive 1980's detached office building arranged over ground and 3 upper floors. In good decorative order. Internal fit-out of open plan and cellular executive offices. Large reception foyer. Passenger lift. Air-conditioned. Generous secure parking. Available by way of a new full R & I lease for a term to be agreed. Rental on request.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	2,598-15,209 sq ft 241-1,413 sq m	Chamberlain Commercial 020 8429 6899	Attractive 1980's detached office building arranged over ground and 3 upper floors. In good decorative order. Internal fit-out of open plan and cellular executive offices. Large reception foyer. Passenger lift. Air-conditioned. Generous secure parking for approximately 21 cars. New full R & I lease available for a term agreed. Rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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 or to let, details available on application.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	2,600 sq ft 242 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor 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.
Brember Road South Harrow	2,600 sq ft 242 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained first floor office suite office suite. Internal loading bay. Air-conditioned. WCs. Central heating. Fully networked. Access control system. Reception. Visitors area. New carpeting. New suspended ceiling with recessed lighting. New windows. Perimeter trunking. Shared kitchenette. New five year lease is immediately available. Commencing rental £30 per sq ft fully inclusive.
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 HA7	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 £1,217,000.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Kings House Kymberley Road Harrow HA1 1PT	2,899 sq ft 269 sq m	Chamberlain Commercial 020 8429 6899	Third floor office suite in a modern office building. Arranged to provide open plan workspace, together with meeting rooms. Large kitchen/breakout area. Fully refurbished. Air-conditioned. Under floor trunking. Attractive reception. 24 hour concierge security. 3 high speed passenger lifts. Generous parking. New full R & I lease available for a term to be agreed. Rental £340,242 per annum.
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. 20 car parking spaces. New full R & I lease available. Rental on request.
Mansard House Brember Road South Harrow HA2 8AX	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 £2,450,000.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,022 sq ft 374 sq m	Chamberlain Commercial 020 8429 6899	Third floor in an attractive 1980's detached office building arranged over ground and 3 upper floors. In good decorative order. Internal fit-out of open plan and cellular executive offices. Large reception foyer. Passenger lift. Air-conditioned. Generous secure parking. Available by way of a new full R & I lease for a term to be agreed. Rental on request.
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	4,284 sq ft 398 sq m	Chamberlain Commercial 020 8429 6899	First floor in an attractive 1980's detached office building arranged over ground and 3 upper floors. In good decorative order. Internal fit-out of open plan and cellular executive offices. Large reception foyer. Passenger lift. Air-conditioned. Generous secure parking. Available by way of a new full R & I lease for a term to be agreed. Rental on request.
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	4,305 sq ft 400 sq m	Chamberlain Commercial 020 8429 6899	Second floor in an attractive 1980's detached office building arranged over ground and 3 upper floors. In good decorative order. Internal fit-out of open plan and cellular executive offices. Large reception foyer. Passenger lift. Air-conditioned. Generous secure parking. Available by way of a new full R & I lease for a term to be agreed. Rental on request.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
<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.
Hygeia Building 66-68 College Road Harrow HA1 1BE	6,357 sq ft 591 sq m	Avison Young 020 7911 2763	First floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. Excellent parking ratio at 1:489 sq ft. Reception undergoing refurbishment. LED lighting. On-site management. Raised floors. Suspended ceiling. 13 car parking spaces. Leasehold terms on request. Rental £29.50 per sq ft per annum excl.
Hygeia Building 66-68 College Road Harrow HA1 1BE	6,357 sq ft 591 sq m	Ferrari Dewe & Co 020 8427 4288	First floor open plan office suite in a high quality property arranged over ground, mezzanine and five upper floors around an impressive central atrium with glass wall-climber lifts. 13 car parking spaces available with the suite which provides an excellent parking ratio of 1:489. Air-conditioned. Carpeting. Fully accessible raised floors. Suspended ceilings with LED lighting. Four 13-person passenger lifts. Staffed reception and on-site management. WC facilities. A new full R & I Lease available. Rental £29.50 per sq ft per annum excl. Immediately now.
Mansard House Brember Road South Harrow HA2 8AX	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 £2,450,000.
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. Double fronted ground floor offices. 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 £35 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.

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.
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2,000 sq m or greater

None

Further Information

For details of additional office premises please visit:

www.movehut.co.uk

www.theofficeproviders.com/flexible-workspace-providers-harrow

www.theofficeproviders.com

<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.
South Harrow HA2 0RY		Brunel Estates 020 7290 9552	Commercial workshop industrial storage unit. 24 hour access. Secure lock-up unit. Access to shared washroom. Wide access from street. Suitable as warehouse, storage, light industrial, Workshops, factories etc. Not suitable as a garage or mechanics. Lease terms available on application. Units within available from £250 per month.
Unit 5 Barratt Way Industrial Estate Tudor Road Harrow HA3 5TJ		David Charles Property Consultants 020 8866 0001	Light industrial unit available to let. Contact agent for details.
105a High Street Edgware HA8 7DB	195 sq ft 18 sq m	SPC Property Consultants 020 8958 5789	Unique commercial building in a prominent position. Formerly a blacksmiths forge. Suits a number of uses. Lease terms to be agreed. Rental £15,000 per annum. (ref: 105AHSL)
r/o 40 Rusland Park Road Harrow HA1 1UT	250-750 sq ft 23-70 sq m	Chamberlain Commercial 020 8429 6899	Storage solution comprising two lock up garages, parking for two vehicles together with a small exterior garden space which could provide further external storage. For sale freehold and would suit a builder, storage of off-road vehicles, online retailer or an office based company. Price £125,000.
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 monitored. 24 hour access, access via electronic entry/exit system after 10pm. On-site allocated and controlled parking. All units have secure roller shutters. Further details on request.
<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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	1,206 sq ft 112 sq m	Ashton Fox 020 8022 6393	Self-contained ground floor warehouse and mezzanine floor office. Warehouse has concrete floor. Office is carpeted and air-conditioned. WC. Kitchenette. 2 designated parking/loading spaces. Clear access for loading/unloading. Lease terms available on request. Rental £18,000 per annum.
Unit 19 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 B1/B8 light industrial/warehouse unit. Suitable for a variety of trades. 3-Phase Power. Heating. Steel up and over loading door. Pedestrian entrance. Concrete floor. Florescent lighting, 2 WCs. 3 car parking spaces New flexible lease (FR&I) for a term to be agreed, 3 or 6 years. Rental £25,000 per annum exclusive.
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).
Rosslyn 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 Rosslyn 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 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).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 11 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	3,410 sq ft 317 sq m	Stimpsons 020 8905 9292 Knight Frank 020 7629 8171	Modern light industrial/warehouse/trade unit. End of terrace. Steel portal frame construction. Under refurbishment. First floor fully fitted offices. Good vehicular access. Loading apron at rear. Electric up and over loading door. 5.55m clear height to 7m at the apex. Warehouse lighting. Flexible undercroft. 8 car parking spaces. New full R & I lease available for a term to be agreed. Rental on application.
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. Under croft for trade counter. Electric up and over loading door. Seven car parking spaces. Lease terms and rental on available on application. Property Ref: LIC012097967. Under offer.
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.
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.
Mansard House Brember Road South Harrow HA2 8AX	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 £2,450,000.
Unit 4 Chantry Place Harrow HA3 6NY	4,482 sq ft 417 sq m	David Charles Property Consultants 020 8866 0001	Warehouse of steel portal construction. Reception area. Meeting room. Director's office. Open plan office area. 17ft eaves height. 3 phase power. Two loading shutters. Mezzanine. Yard provides access directly to the unit. For sale, price £1,100,000.
Unit 1 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	5,108 sq ft 475 sq m	Ferrari Dewe & Co 020 8427 4288	Modern single storey end of terrace B1/B8 light industrial/warehouse unit. Suitable for a variety of trades. Ground floor and mezzanine floors of 2,554 sq ft each. 3-Phase Power. Heating. Steel up and over loading door. Pedestrian entrance. Concrete floor. Florescent lighting. Fully fitted offices. WCs. Allocated car parking spaces. A new flexible lease (FR&I) available for a term to be agreed either 3 or 6 years. Rental £65,000 per annum exclusive.
Unit 1 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	5,108 sq ft 475 sq m	Dutch & Dutch 020 7794 7788	Modern warehouse/Industrial unit. Gas fired heating to warehouse & offices. Entryphone. 3-Phase Power supply. Six allocated car parking spaces. Available by way of a new full R & I lease for a term of six years. Rental £65,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	5,372 sq ft 499 sq m	Ferrari Dewe & Co 020 8427 4288	Modern single storey end of terrace B1/B8 light industrial/warehouse unit. Suitable for a variety of trades. Ground floor and mezzanine floors of 2,686 sq ft each. 3-Phase Power. Heating. Steel up and over loading door. Pedestrian entrance. Concrete floor. Florescent lighting. Fully fitted offices. WCs. Allocated car parking spaces. A new flexible lease (FR&I) available for a term to be agreed either 3 or 6 years. Rental £68,500 per annum exclusive.
<u>500 - 999 sq m</u>			
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 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. New full R & I lease, term to be agreed. Rental £89,494 per annum.
Unit 7 The Crystal Centre Elmgrove Road Harrow HA1 2HP	6,187 sq ft 575 sq m	Paul Welton Partnership 020 8948 1915 Colliers International 020 7344 6730	Mid terrace warehouse unit with first floor offices. Single loading door and pedestrian door accessing the offices. Steel portal frame construction. Unit is to be comprehensively refurbished. Available separately or combined. New full R & I lease for a term to be agreed. Rental on application.
Dalston Gardens Stanmore HA7	6,514 sq ft 605 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor warehouse unit with a large open plan storage and distribution area of 5,592 sq ft and ground floor offices of 922 sq ft. Easy front loading. Full height roller shutter door. 25ft eaves height. Off-street parking for 6-8 cars. Available by way of a new full R & I lease, term to be agreed. Rental £91,000 per annum excl. Available immediately.
Unit 8 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	7,327 sq ft 681 sq m	Stimpsons 020 8905 9292 Knight Frank 020 7629 8171	Modern light industrial/warehouse unit. Steel portal frame construction. Fully refurbished. First floor fully fitted offices Good vehicular access. 18m deep loading apron. 5.55m clear height, 7m at the apex. Warehouse lighting. Flexible undercroft. 12 car parking spaces. New full R & I lease for a term to be agreed. Rental £110,000 per annum excl.
Unit 9 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	7,340 sq ft 682 sq m	Stimpsons 020 8905 9292 Knight Frank 020 7629 8171	Modern light industrial/warehouse unit. Steel portal frame construction. To be fully refurbished. First floor fully fitted offices. Excellent vehicular access. 18m deep loading apron. 5.55m clear height rising to 7m at the apex. Warehouse lighting. Flexible undercroft. 24 car parking spaces. New full R & I lease, term to be agreed. Rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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 £85,000 per annum exclusive.
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.
Mansard House Brember Road South Harrow HA2 8AX	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. New lease may be available on terms to be agreed. Rental details on application. Property Ref: CPD256271
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. Available by way of new R & I lease for a term to be agreed. Rental on application.
Unit 1 & 2 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	10,481 sq ft 974 sq m	Ferrari Dewe & Co 020 8427 4288	Two adjoining modern single storey B1/B8 light industrial/warehouse units. Suitable for a variety of trades. Ground floor and mezzanine floors of 5,240 sq ft each. 3-Phase Power. Heating. Steel up and over loading door. Pedestrian entrance. Concrete floor. Florescent lighting. Fully fitted offices. WCs. Allocated car parking spaces. A new flexible lease (FR&I) available for a term to be agreed either 3 or 6 years. Rental £121,500 per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>1,000 - 4,999 sq m</u>			
Brember Road Harrow HA2	12,527 sq ft 1,164 sq m	VDBM 01923 845222	Detached warehouse building on a large plot. In addition there is removable mezzanine floor of about 4,387 sq ft. Loading facilities. Parking for several cars on site. Available on a new full R & I lease for a term to be agreed. Rental £125,000 per annum (£10,417 per month).
Unit 8 Brember Road South Harrow HA2 8ZZ	12,527-16,914 sq ft 1,164-1,571 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 8,211 sq ft and the two storey offices are 3,128 sq ft. Additional removeable mezzanine floor of a further 4,387 sq ft and a further brick built store of 1,188 sq ft. The gated yard can provide secure parking for up to 16 cars. Flexible licence agreement available at low cost monthly rental. For sale details on application.
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.
1 Forward Drive Harrow HA3 8NT	15,101 sq ft 1,403 sq m	Vail Williams 0118 909 7400	Warehouse of brick construction with two storey purpose built office extension. Roller shutter door access, 4.5m wide and 4.5m high. Minimum eaves height 5.5m. Halogen lighting plus excellent natural light. Mezzanine level. Concrete painted floor. Site area 0.87 acres. Lockable palisade gate. 39 car parking spaces at rear. Available via a sublease or on new terms to be agreed. Rental 13 per sq ft.
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. Available by way of a new lease for a term to be agreed. 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>			
Eastman Edge Harrow View Harrow (Former Kodak site)	5,256-103,025 sq ft 489-9,575 sq m	Colliers International 020 7344 6730	11 high-spec flexible units in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 8.5m to 11.3m eaves height. Solar controlled double glazing. 50kN/m ² floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Units are available by way of new full repairing and insuring leases. Please contact agent for further details.
Village Way Pinner	6,514 sq ft	Ferrari Dewe & Co 020 8427 4288	Industrial unit being used as a car wash, but has the benefit of planning consent for redevelopment to provide detached part single, part 2 and 3 storey building for 15 business units, Class E and new vehicle access. Offers in excess of £850,000 for the freehold with vacant possession or £1,950,000 built and put into a shell and core condition.
<u>Other</u>			
56 Northumberland Road Harrow HA2 7RE	870 sq ft 81 sq m	David Charles Property Consultants 020 8866 0001	Single storey ground floor children's learning centre. Three classrooms. Reception area. Kitchen facilities. Disabled WC. Recently refurbished. Car park at front providing five spaces. May suit other uses subject to planning. For sale, price £500,000
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.
Jayanti House 34 Greenhill Way Harrow HA1 1LE	2,675 sq ft 249 sq m	Chamberlain Commercial 020 8429 6899	Two storey detached building fully fitted as a hostel. Lobby, managers office, large common room, kitchen and washing area. Canteen. WCs. Bedrooms. Laundry area. Shower block. Other uses considered. New full R & I lease available for a term to be agreed. Rental £75,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Debenhams Building 275-287 Station Road Harrow HA1 1NA	221,788 sq ft 20,612 sq m	Chamberlain Commercial 020 8429 6899	Former Debenhams building over six floors with 60,000 sq ft floorplates. Adjacent to public car park. Excellent loading facilities. Own secure yard. Multi break-up potential. Multiple tailgate docking bays. Generous floor to ceiling height. Multiple passenger lifts and escalators. Ideal for leisure use. Extensive ancillary warehousing and offices. Short term use considered. Can be leased in its entirety or can be sub-divided to suit occupiers needs. Available on terms to be agreed. Rental on application.