

# **Available Business Premises**

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

**September 2025**

**Inclusive Economy, Place Directorate**

## **Offices & Industrial/Warehousing Premises Available in Harrow**

The information 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). LB Harrow makes no warranty or representation on any of the properties listed and interested parties need to conduct their own due diligence on any property or agent.

**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 £20.00 to £30.00 per sq ft (£215.20 to £322.80 per sq metre), and for older premises from £15.00 to £25.00 per sq ft (£161.40 to £265.20 per sq metre). Average industrial rents in Harrow are £23.66 per sq ft (£254.58 per sq metre).

**West London Business** Whatever your size and whatever your sector, West London Business can help your business grow and compete. With a series of top quality business information and networking events, a strong lobbying and representation profile and a membership brimming with businesses from across the sub-region, West London Business is the premier business network.

You can visit the West London Business website [www.westlondon.com](http://www.westlondon.com) where you can search for premises which may not be listed in this document.

### **Harrow Council**

<b>Population</b>	<b>Business Rate Multiplier (2024/25)</b>
270,725 (June 2024)	54.6 pence (0.546) 49.9 pence for small businesses (0.499)

<b>Economically Active</b>
Workforce (Aged 16-64): 129,800 (March 2025)      Unemployment rate: 5.1% (August 2025)

<b>Total Floorspace: Industrial/Warehousing</b>	<b>Total Floorspace: Offices</b>
2,754,500 (sq ft)	2,072,400 (sq ft)
256,000 (sq m)	192,600 (sq m)

<b>Housing</b>	<b>Open space</b>
98,401 dwellings	2,958 acres
	1,197 hectares

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<a href="#"><u>Address</u></a>	<a href="#"><u>Size</u></a>	<a href="#"><u>Agent</u></a>	<a href="#"><u>Description</u></a>
<a href="#"><u>Offices</u></a>	<a href="#"><u>Not known</u></a>		
Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	n/k	Phoenix Business Centre 020 8861 3311	Fully serviced state of the art studio offices. Newlyrefurbished 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	n/k	Office Freedom 020 3603 2576	Recently refurbished business centre. Natural light. Air-conditioned. Panoramic views. Fully equipped conferencing and meeting rooms. Excellent breakout spaces. Business support services. Video conferencing. Dedicated comms. room. Cat 5e cabling. Boardroom Reception area Super high-speed internet. Central heating. Kitchen. Dedicated phone line. 24/7 access. 24-hour remote security monitoring. Furnished. Off-street parking. WC. Flexible agreements. No start-up costs. Rental from £209 per person per month. (Ref: 8501)
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	n/k	Office Freedom 020 3603 2576	Fully serviced office centre. Advanced telephony. Broadband. WC. Flexible office solutions. Boardroom. Meeting rooms. Super high-speed internet. Air-conditioned. Kitchen. Reception area. Central heating. Dedicated phone line. 24/7 access. Furnished. Rental from £250 per person per month. (Ref: 15314)
79 College Road Harrow HA1 1BD	n/k	Regus 020 3376 7859	Serviced office building with an almost futuristic vibe in a modern centre, where bold colours help to make the space feel bright and welcoming. Amenities: 24-hour CCTV monitoring. Meeting rooms. Showers. Disabled facilities. Lift. Breakout areas. Raised floors. Suspended ceilings. Major transport links. Flexible, fully customisable office rentals are available by the hour, day, or as long as you need. Office space: Private offices from £9 per person per day, custom offices from £9 per person per day and day offices from £85 per day. Co-working: Dedicated desk from £8 per person per day, day co-working from £29 per day and co-working membership from £9.97 per day. Virtual offices: Business address from £65 per month, virtual office from £145 per month and virtual office plus from £239 per month. Meeting rooms: Meeting rooms, interview rooms and training rooms and boardrooms all from £39 per hour.
Havelock Hub 14 Havelock Place Harrow HA1 1LJ	n/k	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 breakout 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. (Ref: 30289)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS	n/k	HubSpace 020 8732 5400	An impressive business environment with over 30,000 sq ft of modern office space. Meeting rooms. Superfast high-speed internet. Virtual office and business services. On-site café. Simple monthly billing. On-site car parking. Hubspace provides premium, unbranded, fully serviced and managed office space to both businesses and companies alike, portraying the assurance of a quality corporate image. Hubspace pride themselves on providing the highest levels of service with dedicated on-site office managers and highly trained reception teams. Individually tailored packages and flexible terms are available from just one month. Customers can scale their requirements up or down according to your business demands, without the ties and restrictions of conventional and lengthy leases. Office availability, lease terms and rental available on application.
Pentax House South Hill Avenue South Harrow HA2 0DU	n/k	Oasis Serviced Offices 020 8938 4607	Fully serviced office suites. Current availability is 1 x 1-2 person office (£500 per calendar month plus VAT), 3 x 2-3 person office (£625 per calendar month plus VAT) and 1 x 4 person office (£900 per calendar month plus VAT). Price includes phone and internet. Clients are on a two month notice period so availability can change. Staffed reception, Monday-Friday 9am to 5pm. 24/7 access. Private parking is available on site.
College Road Harrow HA1	n/k	Wex & Co 020 7768 0737	Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Unfurnished. Great location. Lease terms are available on request. Rental £14,868 per annum. Available now.
College Road Harrow HA1	n/k	Wex & Co 020 7768 0737	Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Unfurnished. Great location. Close to underground station. Lease terms available on application. Rental £3,588 per annum. Available immediately.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	n/k	Property Hub Ltd 020 8903 1002	Offices available on both the first and second floor with communal areas for all businesses within the location to use. The first floor suites have access via communal lobby and access with modern lifts, door phone entry system, top quality air-conditioning systems, with recessed lighting and a floor grid for cabling, power and telephones, internet connections, two large windows come as standard for each office for natural lighting. Refurbished WCs between each floor which alternate between male and female with disabled WC on the ground floor and communal fully fitted kitchen/diner area. Available now. Parking is on a first come first serve basis. Ample car spaces for 30 cars. Lease terms on application. Rental £20,000 per annum (£1,667 per calendar month).
Gold's Gym Station Road Harrow HA1 2JN	n/k	Gold's Gym Harrow 07940 537795	Office space to let.

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79 College Road Harrow HA1 1BD	n/k	Harrovian Estates 020 3463 0399	Office space to let in Harrow town centre on flexible terms. 1 to 100 people. Desk space and co-working. Serviced offices and managed offices. In addition to serviced office space, this will provide quality meeting rooms, prestigious reception and comfortable communal spaces. Plus latest voice and data technology. Short and long term rental. Prices (per workstation per month) will vary depending on size of office required and current availability. Rental £3,600 per annum (£300 per calendar month). Available now.
Oasis South Hill Avenue South Harrow HA2	n/k	Office Freedom 020 3603 2576	This modernist business centre has been recently refurbished to bring it in line with the standards of 21st century technology and functionality. Offering a versatile lay out and abundance of natural light, this office space benefits from the rare advantage of dedicated car parking, as well as the proximity to the green space of Roxeth Recreation Ground. Facilities at this serviced office space include; access to executive conference suites; dedicated car parking; personalised telephone answering; air-conditioning; message taking and voicemail; executive furnishings; 24-hour access through a manned reception and security station and a comprehensive IT and communications infrastructure. Other features and amenities: Access to other nationwide centres; Event spaces; Event talks; Super high speed internet; and Meeting rooms. Rental from £295 per person per month. (Ref: 301)
Cavendish House Burnt Oak Broadway Edgware HA8	n/k	Benjamin Stevens 020 8958 1118	Three offices available. IT/Telecoms is the responsibility of each occupier. Electricity is recharged monthly. Lift. Concierge. 24/7 access. The price for the offices starts from £350 plus VAT per month to £1,040 plus VAT. Occupational License Agreement for 12 months. The price includes service charge which covers, heating, water, security, cleaning of the communal areas etc. Business rates are not included, however the occupier should be entitled to 100% relief for the business rates under the Small Business Rates Relief Scheme if this is their only office. A deposit equivalent to three months is required and held until vacation of the office subject to no outstanding arrears or liabilities. Car parking is available at £60 plus VAT per space per month.
Howard Road Stanmore HA7	n/k	My Next Office 01633 371395	This Business & Innovation Centre is a thriving business centre with a variety of large open plan spaces and smaller cellular offices. They provide support to our tenants and facilitate the growth of their businesses whether it be making tenants aware of local funding that might be available to them or inviting the tenants to a networking event. This centre in Harrow provides offices, serviced office space, virtual offices and meeting rooms in a professional serviced environment, allowing you to focus on running your business. Features: 24 hour secure, access, meeting rooms, Wi-Fi, professional reception, kitchen, disabled access, showers, breakout areas and parking. Lease terms available on application. Rental £8,340 per annum.

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College Road Harrow HA1	n/k	My Next Office 01633 371395	This office centre is opposite Harrow-on-the-Hill tube station, making it easy to commute to the office and explore London. This centre provides 43,000 sq ft of serviced office space across a number of floors. It has undergone a major refurbishment programme to bring it up to the highest serviced office standards. This centre provides quality meeting rooms, prestigious reception and comfortable communal spaces, along with the latest voice and data technology. There is an almost futuristic vibe in this modern centre, where bold colours help to make the space feel bright and welcoming. Meeting rooms, 24-hour secure access, Wi-Fi, professional reception, breakout areas, kitchen, showers, disabled access and co-working. Lease terms are available on application. Rental from £9,000 per annum (£750 per calendar month).
Stanmore HA7	n/k	Wex & Co 020 7768 0737	Spacious commercial unit available in Stanmore/Queensbury Borders. The property is located on the first floor of this large, modern office building. Details include double glazing windows, ground floor washroom with disabled access for customers, wooden flooring. The first floor includes three separate workspaces, one of which is the boardroom, second large office with attached kitchenette and customer waiting area. The office space also includes a small outside area, which is perfect for the summer months. Unfurnished. Lease terms are available on application. Rental £10,000 per annum, after year one the rent will increase to £13,000 and then after year two the rent will increase to £15,000.
Transkold Beldham House Parr Road Stanmore HA7 1NP	n/k	Transkold 020 8952 6695	London's local cold storage hub. Services available: frozen storage; picking services; chilled storage; refrigerated transport; blast freezing, office rental, cross docking; and parking rental. Lease terms and rental are available on application
College Road Harrow HA1	n/k	City Spaces 020 8128 4048	This office centre is opposite Harrow on-the-Hill tube station, making it easy to commute to the office and explore London. This centre provides 43,000 sq ft of serviced office space across a number of floors. It has undergone a major refurbishment programme to bring it up to the highest serviced office standards. This centre provides quality meeting rooms, prestigious reception, comfortable communal spaces, along with the latest voice and data technology, Wi-Fi, kitchen, showers, disabled access and co-working. There's an almost futuristic vibe in this modern centre, where bold colours help to make the space feel bright and welcoming. Lease terms available on application. Rental from £9,000 per annum.
College Road Harrow HA1	n/k	Park Lane Property Group 0161 219 8562	Various offices and full floors available from £300 per month, very high specification, all bills included, fully furnished, great locations, parking available. Lots of communal space, internet and phones ready, showers, kitchens, bathrooms, free meeting rooms, reception area, must be viewed. Parking available. Rental from £3,600 per annum, all bills included. Available immediately.

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Stanmore HA7	n/k	Wex & Co 020 8365 2836	Spacious commercial unit available in Stanmore/Queensbury Borders. The property is located on the first floor of this large, modern office building. Details include double glazing windows, ground floor washroom with disabled access for customers, wooden flooring. The first floor includes three separate workspaces, one of which is the "boardroom", second large office with attached kitchenette and customer waiting area. The office space also includes a small outside area, which is perfect for the summer months. Lease terms available on application. After year one the rent will increase to £23,000 and then year two rent to increase to £24,000.
Havelock Hub Havelock Place Harrow HA1 1LJ	n/k	Havelock Hub 020 8092 5020	Hi-spec spacious contemporary offices available. Havelock Hub is a brand new, fully serviced office hub specialising in providing safe and secure office environments. Havelock Hub hosts 35 spacious fully furnished, air-conditioned offices to accommodate all sizes of business. Currently 2-14 person offices are available. Reception. Secure building. Access. Virtual offices. 24 hour CCTV. Mail handling. 2GB Internet access & Wi-Fi. Meeting rooms. Dedicated phone lines. Open Co-working. Refreshment stations. Secure bike storage. Shower facilities. Easily accessible via rail into Central London. Secure undercover parking facilities are located three minutes from the office. Lease terms and rental on application.
<u>Offices</u>	<u>1 - 99 sq m</u>		
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.
Masters House 1 Marlborough Hill Harrow HA1 1UX	Various sizes	RA Offices 020 3926 6400	New private serviced offices available. Ideal for freelancers, start-ups and small companies. Whether your new venture is still in its infancy or you are searching for a local space to develop your business - Masters House have office space for rent, one desk, two desks and 3/4-desk office spaces available. Modern, locally based private offices - an ideal solution. Masters House serviced offices provides professionals a new work environment which includes a staffed reception desk and advanced telephone and internet services. Competitive rates. Lease terms and rental available on application.



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Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	Various sizes	Harrow Business Centre 020 8515 2750	Flexible office space equipped with the latest technology. Every office space includes office chairs, several plug-points, speedy Wi-Fi and access to printing/scanning facilities. Each floor has a modern kitchen with a fridge, microwave, dishwasher and a kettle. 24/7 access. Entry to the building, floors and offices via individual key fobs with CCTV in public spaces. Flexible contracts, furnishings, utility bills included and discounted meeting rooms for members. Coworking: Convenient location, connectivity and work to your schedule. Flexible contract, 24-hour access, registered address, mail handling, fully stocked kitchen, secure storage space, discounted rates on meeting rooms. Pricing: Shared desk £150 per month and dedicated desk £250 per month. Virtual membership. Virtual office address: £60 per month, registered business address, mail handling and collection or forwarding of mail. Call forwarding: £25 per month and business telephone line diverted to a chosen number. Virtual office/call forwarding: £80 per month, registered business address, mail handling, collection or forwarding of mail and business telephone line diverted to a chosen number.
College Road Harrow HA1 1BD	Various sizes	Free Office Finder 020 7078 8222	Modern business centre on College Road, Harrow has serviced office space available to let. The private offices for rent can offer anything from smaller executive suites to workspace spanning entire floors. This provides a versatile solution for businesses of all sizes. Units can be supplied with or without furnishings. With a range of optional services on offer, flexible rental packages can be tailored to suit your bespoke requirements. The offices have stunning views across the capital, along with state-of-the-art technology. A secure entry system offers tenants 24/7 access while an on-site management team is available to assist with maintenance. A professional reception team is on hand to greet visitors, and can also provide administrative support. This includes call answering and message taking. The site offers networking opportunities and hosts regular corporate and social events. It also benefits from breakout space, shared kitchens, on-site bike storage and shower facilities. Coworking workspace. Sizes available from one desk. Flexible terms from one month. Pricing on application. (Ref/ID: 72871)
Northumberland Road North Harrow HA2	20-300 sq ft 2-28 sq m	OmDaya Estates 020 4633 2481	Fully furnished and newly built offices to let in North Harrow. Various sizes available. Very close to the station. Parking. Lease terms available on application. Rental from £5,988 per annum. Available immediately.



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
37 Stanmore Hill Stanmore HA7 3DS	50-200 sq ft 5-19 sq m	Instant Offices 020 3350 1251	Locally listed three storey Georgian building within a conservation area. A recent refurbishment has been carried out to a high technical standard. Range of high quality, fully equipped offices to suit businesses of all sizes. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 50 sq ft/1 person from £350 per month, 150 sq ft/3 people from £1,050 per month and 200 sq ft/4 people from £1,400 per month. Meeting rooms, 24-hour access, 24-hour security, parking, Wi-Fi, IT support, kitchen, central heating, cleaning/janitor, WC, CCTV, close to transport links, beverages, period building, Cat 6 cabling or better and IT/Telecoms.
Unit 6 Bradburys Court Lyon Road Harrow HA1 2BY	50-500 sq ft 5-46 sq m	Instant Offices 020 3350 1251	Eight storey office building with floor to ceiling windows and panoramic views forming part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq ft of commercial space. Includes a range of high quality, fully equipped offices to suit businesses of all sizes. Six reasons to choose this workspace: Self-contained; Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 50 sq ft/1 person from £187 per month, 150 sq ft/3 people from £562 per month and 250 sq ft/5 people from £937 per month. Medium office, 500 sq ft/10 people from £1,875 per month. Meeting rooms, 24-hour access, lift, Wi-Fi, modern interior design, kitchen, WC, air-conditioning, cleaning/janitor, open plan offices, beverages, modern building, IT/Telecoms and raised floor. Coming soon. Details on request.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
79 College Road Harrow HA1 1BD	50-1,300 sq ft 5-121 sq m	Instant Offices 020 3350 1251	Business centre providing 43,000 sq ft of serviced office space across a number of floors. It has undergone a major refurbishment programme to bring it up to the highest serviced office standards. This centre provides quality meeting rooms, prestigious reception and comfortable communal spaces, along with the latest voice and data technology. The accommodation is also offered as managed space in areas of 4,000 sq ft upwards on flexible, all-inclusive terms to include rent, rates, service charge and the amenities and specification. Existing fit-out and furniture can be reconfigured to suit occupier's requirement prior to occupation within a matter of weeks. Small offices, 50 sq ft/1 person from £249 per month, 150 sq ft/3 people from £747 per month and 250 sq ft/5 people from £1,245 per month. Medium offices 500 sq ft/10 people from £2,490 per month and 1,000 sq ft/20 people from £4,980 per month. Large office, 1,300 sq ft/26 people from £6,474 per month. Dedicated desk from £239 per month. Virtual office from £65 per month. Meeting rooms, 24-hour access, showers, breakout/ lounge space, bespoke branding, disabled facilities (DDA/ASA compliant), administrative support, Lift, Wi-Fi, IT support, cleaning/janitor, WC, postal facilities/mail handling, telephone answering, CCTV, open plan offices, AV equipment, beverages, modern building, suspended ceilings, IT/Telecoms, raised floor and building type - white plaster.
Pentax House South Hill Avenue Harrow HA2 0DU	50-5,000 sq ft 5-465 sq m	Instant Offices 020 3350 1251	A purpose-built centre providing fully furnished offices housing a variety of businesses. Range of high quality, fully equipped offices offered to suit businesses of all sizes. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 50 sq ft/1 person from £395 per month, 150 sq ft/3 people from £1,185 per month and 250 sq ft/5 people from £1,975 per month. Medium offices 500 sq ft/10 people from £3,950 per month and 1,000 sq ft/20 people from £7,900 per month. Large office 1,750 sq ft/35 people from £13,825 per month and 2,500 sq ft/50 people from £19,750 per month. Extra large offices, 4,000 sq ft./80 people from £31,600 per month and 5,000 per sq ft/100 people from £39,500 per month. Meeting rooms, WC, 24-hour access, 24-hour security, Wi-Fi, parking, modern building, administrative support, air-conditioning, IT support, reception services, cleaning/janitor, telephone answering, conference facilities, beverages and IT/Telecoms.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Masters House 1 Marlborough Hill Harrow HA1 1UX	51 sq ft 5 sq m	David Charles Property Consultants 020 8866 0001	Ground floor 1 person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £350 per calendar month inclusive of VAT.
Masters House 1 Marlborough Hill Harrow HA1 1UX	51 sq ft 5 sq m	David Charles Property Consultants 020 8866 0001	First floor 1 person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £350 per calendar month inclusive of VAT.
Masters House 1 Marlborough Hill Harrow HA1 1UX	51-130 sq ft 5-12 sq m	David Charles Property Consultants 020 8866 0001	Office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £350 to £800 per calendar month inclusive of VAT.
Masters House 1 Marlborough Hill Harrow HA1 1UX	51-468 sq ft 5-43 sq m	David Charles Property Consultants 020 8866 0001	Office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All the suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £350 to £800 per calendar month inclusive of VAT.
Masters House 1 Marlborough Hill Harrow HA1 1UX	53 sq ft 5 sq m	David Charles Property Consultants 020 8866 0001	Third floor 1 person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £360 per calendar month inclusive of VAT.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Masters House 1 Marlborough Hill Harrow HA1 1UX	75 sq ft 7 sq m	David Charles Property Consultants 020 8866 0001	First floor 2 person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £500 per calendar month inclusive of VAT.
Office 2 Phoenix Business Centre Rosslyn Crescent Harrow HA1	84 sq ft 8 sq m	Ashton Fox 020 8022 6393	Stunning, luxury serviced office to let. All the offices in this building are refurbished to a high standard, yet are priced at reasonable rent, making them very desirable. Unfurnished. 24 hour gated secure access. On-site gated secure parking. Available on a renewable yearly licence basis. Rental £3,000 per annum (£250 per calendar month) plus VAT inclusive of air-conditioning, gas, electric, water and business rates. Available immediately.
College Road Harrow HA1	90 sq ft 8 sq m	Wex & Co 020 7768 0737	Office unit to let. Unfurnished. 24/7 access to the building, communal printing, shared modern kitchen space and all units are fully accessible. The unit comprises three workstations. This B1 unit is a window office available for £659 per calendar month with business rates, service charges and Wi-Fi included. Parking available for an extra £80 to £100 plus VAT. Rental £7,908 per annum. Available immediately.
Havelock Hub 14 Havelock Place Harrow HA1	100-600 sq ft 9-56 sq m	Instant Offices 020 3350 1251	Havelock Hub is a fully serviced office hub who specialise in providing a professional environment enabling your business and network to grow. Our spacious, fully furnished private offices accommodate all sizes of business. Office with services, fully furnished and ready to move in. Small offices, 100 sq ft/2 people from £500 per month, 150 sq ft/3 people from £750 per month and 250 sq ft/5 people from £1,250 per month. Medium office, 500 sq ft/10 people from £2,500 per month and 600 sq ft/12 people from £3,000 per month. 24-hour access. Showers. Breakout/ lounge space. Bike racks. Wi Fi. Kitchen. Pet friendly. Air-conditioning. Central heating. Videoconferencing. Copy and printing facilities. Postal facilities/mail handling. Telephone answering. CCTV. Conference facilities. Training rooms.
Westbury House 23-25 Bridge Street Pinner HA5 3HR	93-1,140 sq ft 9-106 sq m	David Charles Property Consultants 020 8866 0001	Westbury House is a modern brick build office building on ground and three upper floors. The offices have the benefit of air-conditioning, suspended ceilings, shared kitchen facilities, carpets, toilets, automatic passenger lift, and car parking. CCTV and 24/7 access. Rental £475 to £3,610 per month (inclusive of service charge). Service charge includes the electricity costs and air-conditioning.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
7 Havelock Place Harrow HA1	100-1,154 sq ft 9-107 sq m	Instant Offices 020 3350 1251	Modern office centre designed to meet the demands of any modern business. A range of high quality, fully equipped offices offered to suit businesses of all sizes. Six reasons to choose this workspace: Self-contained; Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 100 sq ft/2 people from £600 per month, 150 sq ft/3 people from £900 per month and 250 sq ft/5 people from £1,500 per month. Medium offices, 500 sq ft/10 people from £3,000 per month and 1,000 sq ft/20 people from £6,000 per month. Meeting rooms, 24-hour access, bespoke branding, disabled facilities (DDA/ASA compliant), Wi-Fi, kitchen, air-conditioning, cleaning/janitor, WC, copy and printing facilities, CCTV, close to transport links, modern building, IT/Telecoms, double glazing, building type - brick, building type - glass and building type - white plaster.
Havelock Hub 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. This new business hub offers impressive private office suites, open plan coworker space, modern meeting rooms and large attractive break-out areas. The office space is bright and interesting, with exposed steel frame and full air-conditioning. Bicycle racks and showers. Havelock Hub has many different rental options throughout its four floors of contemporary style offices. The building provides the first co-worker model in Harrow town centre, together with traditional service office suites and larger open plan office options. Flexible agreements available. Rental on application.
7 Havelock Place Harrow HA1	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3641 4892	Serviced office to let in a centre that is a great space that has been designed to meet the demands of any modern business. This modern workspace is located in the centre of Harrow and it has everything clients need for their business. The centre is accessible 24 hours a day so the clients can work flexibly. There are lounges and breakout areas where tenants can take a break during a hectic workday. This business centre provides furnished offices with high-speed internet, parking space, meeting rooms, professional-grade daily cleaning, copy and printing facilities, kitchen facilities and beverages. The building is a wonderland for all things digital providing an ever expanding hub of creatives with never ending networking opportunities. Conveniently located in the centre of Harrow, all amenities are within walking distance from the centre. There are local shops, banks, restaurants, cafes and bars near the centre. Lease terms are available on application. Rental from £3,600 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
221-227 High Road Harrow Weald HA3 5EE	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3641 4892	Serviced office to let in a business centre that is a great space that has been designed to meet the demands of any modern business. This modern space is offered in a newly built building in Harrow Weald. The centre is fully fitted with air-conditioning and central heating to ensure occupants can work all year round. The centre offers various facilities like high-speed internet, parking space, meeting space, professional-grade cleaning services and it support. The centre is accessible 24 hours a day so the clients can work flexibly. The building itself is positioned in a very easily accessible location. Many restaurants, cafes, shopping centres and other local amenities are close to this centre. The building is a wonderland for all things digital, providing an ever expanding hub of creatives with never ending networking opportunities. Lease terms on application. Rental from £2,700 per annum.
79 College Road Harrow HA1 1BD	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3641 4892	Serviced office to let in a centre that provides 43,000 sq ft of serviced office space across a number of floors. It has undergone a major refurbishment programme to bring it up to the highest serviced office standards. This centre provides quality meeting rooms, prestigious reception and comfortable communal spaces, along with the latest voice and data technology. The accommodation is also offered as managed space in areas of 4,000 sq ft upwards on flexible, all-inclusive terms to include rent, rates, service charge and the amenities and specification. Existing fit-out and furniture can be reconfigured to suit an occupier's requirement prior to occupation within a matter of weeks. Lease terms on application. Rental from £2,388 per annum.
Pentax House South Hill Avenue South Harrow HA2	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3641 4892	Serviced office to let in a centre that is a great space that has been designed to meet the demands of any modern business. This purpose-built centre provides fully furnished offices. The centre currently houses a variety of businesses, including it, construction and other professional and trade companies. This centre provides a comfortable environment, ideal for all business needs. The centre offers high-speed internet, parking space, meeting rooms, administrative support, professional-grade daily cleaning, reception services, IT support and telecom services. The centre is accessible 24 hours a day so the clients can work flexibly. Lease terms are available on application. Rental from £4,740 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Marlborough Hill Harrow HA1 1UX	100-3,000 sq ft 9-279 sq m	Free Office Finder 020 7078 8222	Located in the centre of Harrow and Wealdstone, this business centre on Marlborough Hill offers modern, newly refurbished private office spaces to rent. Suitable for small to medium sized companies, the offices are presented fully furnished and are offered on serviced terms. Broadband (fibre). CCTV. IT support. Lockers. On-site manager. Postal collection. Print/scan/copy. Self-contained units. Tea & coffee. Wi-Fi. The centre provides a professional environment, advanced telephone and internet services. There is a comfortable breakout space, a staffed reception area and meeting room facilities. There is 24 hour access to the building and daily cleaning is provided. Private services offices. Sizes available from two to 30 people/100 to 3,000 sq ft. Flexible terms for three months to three plus years. Pricing from £398 per month. (Ref/ID: 92674)
College Road Harrow HA1 1BD	100-6,000 sq ft 9-558 sq m	Free Office Finder 020 7078 8222	Modern business centre on College Road, Harrow has serviced office space available to let. The private offices for rent can offer anything from smaller executive suites to workspace spanning entire floors. This provides a versatile solution for businesses of all sizes. Units can be supplied with or without furnishings. With a range of optional services on offer, flexible rental packages can be tailored to suit your bespoke requirements. The offices have stunning views across the capital, along with state-of-the-art technology. A secure entry system offers tenants 24/7 access while an on-site management team is available to assist with maintenance. A professional reception team is on hand to greet visitors, and can also provide administrative support. This includes call answering and message taking. The site offers networking opportunities and hosts regular corporate and social events. It also benefits from breakout space, shared kitchens, on-site bike storage and shower facilities. Private services offices. Sizes available from two to 60 people/100 to 6,000 sq ft. Flexible terms for three months to three plus years. Pricing from £480 per month. (Ref/ID: 72871)



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
South Hill Avenue South Harrow HA2 0DU	100-6,000 sq ft 9-558 sq m	Free Office Finder 020 7078 8222	Companies of various sizes are welcome to rent this office space in South Harrow. The rooms in the property have been refurbished to a high standard and are available with or without furniture. Suites here can be taken on flexible rental agreements - either serviced or managed. 24 hour access. Air-conditioning. Bike storage. Car park (on site). CCTV. Customisable office. Daily cleaning. Disabled access. Furnished. IT support. Kitchen facility. Lift access. On-site manager. Print/scan/copy. Secure access. Storage space. Video conferencing. Wi-Fi. his business centre is on South Hill Avenue and offers self-contained units and meeting rooms. There is kitchen and a lounge-come-break-out area. The main reception is constantly manned. The experienced staff on duty can provide full business support and secretarial services at a client's request. Rental clients can enter the property whenever they wish with the building providing 24-hour access. Technological amenities include CAT 5/6 cabling while broadband is as optional extra. Private services offices. Sizes available from two to 60 people/100 to 6,000 sq ft. Flexible terms for three months to three plus years. Pricing from £650 per month. (Ref/ID: 71481)
Rossllyn Crescent Harrow HA1 2SP	100-7,000 sq ft 9-651 sq m	Free Office Finder 020 7078 8222	Beautifully refurbished offices to rent in Harrow are based on an industrial estate and are just a short walk from the centre of the town. A sleek and stylish interior design can be furnished to any degree of your choosing by this flexible rental. Businesses from any background and of all sizes can find a suitable office space to lease in a variety of sizes. Space is presented on Serviced or non-Serviced terms to meet your specific rental needs. 24 hour access. Car park (on site). Daily cleaning. Kitchen facility. On-site manager. The entrance leads to a bright and airy reception area that is manned by an administrative team. Staff at the front desks can offer your business support for call answering and other secretarial duties at your request. Tenants will benefit from round-the-clock access to the offices which are air-conditioned and secured with CCTV. Other advantages include on-site parking privileges and storage facilities. Optional facilities can include CAT 5/6 cabling, IP telephones and voicemail sets. Private services offices. Sizes available from two to 70 people/100 to 7,000 sq ft. Flexible terms for three months to three plus years. Pricing from £400 per month. (Ref/ID: 73880).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Pinner Road North Harrow HA1 4HN	100-9,000 sq ft 9-836 sq m	Free Office Finder 020 7078 8222	Set amongst an exciting business community in North Harrow, smart office space is available to let. Rental tenants can acquire the workspace on either a managed or serviced agreement. In addition, they'll be able to choose between furnished or unfurnished suites at this complex in HA1. The brick-built property offers all the facilities you could need, while optional extras are available. 24 hour access. Air-conditioning. Bespoke branding. Bike storage. Broadband (fibre). Car park (on site). CCTV. Customisable office. Daily cleaning. IT support. Kitchen facility. Lift access. Lockers. Meeting rooms. Network events. On-site manager. Postal collection. Print/scan/copy. Reception. Secure access. Shower facilities. Social events. Storage space. Tea & coffee. Video conferencing. Modern, spacious and well-lit office suites are available at this commercial property on Pinner Road. Desks have been kitted out with Wi-Fi and telephones, while you can request any additional technological features you need. Meeting rooms and break-out space can be found as part of the layout. You can also find on-site parking for staff and visitors. Private services offices. Sizes available from two to 100 people/100 to 9,000 sq ft. Flexible terms for three months to three plus years. Pricing from £676 per month. (Ref/ID: 91987)
Hub Space 582 Honeypot Lane Stanmore HA7 1JS	100-30,000 sq ft 9-2,788 sq m	Office Freedom 020 3603 2576	Large contemporary business centre offering prime office space. Bespoke suites available to suit 1 to 100 workstations. WC. Comfortable breakout areas. 24/7 access. Kitchen and recycling facilities. Super high-speed internet. Meeting rooms. Air-conditioned. Ergonomic furnishings. Manned reception. Personalised telephone answering. Comprehensive IT and communications network. Boardroom. On-site management and staff. Dedicated phone line. Central heating. Dedicated car parking. Rental from £200 per person per month. (Ref: 8698)
Masters House 1 Marlborough Hill Harrow HA1 1UX	108 sq ft 10 sq m	David Charles Property Consultants 020 8866 0001	Third floor 4-5 person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £660 per calendar month inclusive of VAT.
North Harrow HA2	110 sq ft 10 sq m	Wex & Co 020 7768 0737	Compact, one person office space currently being used as additional storage for the landlords business. The unit is located on the second floor and accessed via a rear serviced road. The office includes all bills and has use of the kitchenette and bathroom facilities. Unfurnished. Lease terms on application. Rental £5,400 per annum. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Chapel Lane Pinner HA5	111 sq ft 10 sq m	Wex & Co 020 7768 0737	A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. There are also WC facilities on the same floor as the self-contained unit and a large car park with allocated spaces. Perfect for a small business. Unfurnished. Lease terms are available on application. Rental £5,180 (£46.67 sq ft) per annum with all bills and business rates included. Available now.
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane Stanmore HA7 1BT	111-1,500 sq ft 10-139 sq m	Cygnnet Properties & Leisure 020 8731 5200 www.stanmore-bic.co.uk	Office space available ranging from 111 sq ft to 1,500 sq ft. Currently there are eight vacant incubator units. Prices for this space are negotiable dependent on size of area let and length of tenure. An incubator director is on hand to provide support. Services include: 24-hour access, reception, use of common areas/cleaning of common areas, lifts, lighting, heating, electricity, water, access to the car park (subject to availability), meeting room hire, kitchenettes, WCs on every floor, shower facilities and telecoms. Further details including lease terms are available on request.
Cygnnet Howard Road 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. Rental from £250 per person per month. (Ref: 22464)
Bradburys Court Lyon Road Harrow HA1 2AQ	115 sq ft 11 sq m	Ferrari Dewe & Co 020 8427 4288	Small office (two desk with filing space). Unfurnished. All modern amenities such as air-conditioning. Meeting room available by appointment. No parking but advised that a permit at St Anns is approx. £60 per month. Rental £7,500 per annum all-incl. of business rates, internet, telephone, light and heat etc.
Suite 9a The Old Council Offices 37 Stanmore Hill Stanmore HA7 3DS	115 sq ft 11 sq m	Office on the Hill Ltd 020 8420 6666	Office space for up to 1/2/3 desks serviced office on the first floor with large windows and plenty of light. On-site for a fee and nearby off-street for free parking options available. Flexible notice period, minimum three month term. Available now. Rental £495 plus VAT per month inclusive of fast and reliable broadband, heating, electricity, cleaning and 24/7 access.
Station Road North Harrow HA2	120 sq ft 11 sq m	Ashton Fox 020 8022 6393	First floor office, with entrance from the front street level via a staircase. It is double glazed, with a wood laminate flooring, and a window. Available immediately on a 12 months contract, with two months deposit. 24/7 access. The office is suitable for 1-2 desks. Rental £4,620 per annum (£385 per calendar month). No VAT. The rent is inclusive of business rates, service charge, heating, lighting, water and building Insurance. Incoming tenants need to bring in their own phone lines and broadband connection.
Whitefriars Avenue Harrow HA3 5RN	120-2,000 sq ft 11-186 sq m	B & K Estates 020 8115 0345	High-quality, flexible office suites in the historic Winsor & Newton Building, located in the heart of Harrow Whitefriars a vibrant area with excellent transport links, restaurants, and shops. Furnished with desk, chair, cabinet and phone. 24/7 access with CCTV. All-inclusive rental from £450 plus VAT per month. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Chapel Lane Pinner HA5	111 sq ft 10 sq m	Wex & Co 020 7768 0737	A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. There are also WC facilities on the same floor as the self-contained unit and a large car park with allocated spaces. Perfect for a small business. Unfurnished. Lease terms are available on application. Rental £5,180 (£46.67 sq ft) per annum with all bills and business rates included. Available now.
Whitefriars Avenue Harrow HA3	125 sq ft 12 sq m	Wex & Co 020 7768 0737	First floor B1 internal unit. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £7,200 per annum (£600 per calendar month) with business rates and service charges included. Available now.
The Pavilion Rosslyn Crescent Harrow HA1	125 sq ft 12 sq m	Ashton Fox 020 8022 6393	Small office building of only seven office suites with on-site management. First floor office is approximately 125 sq ft, suitable for 1-2 desks. It is available as furnished or unfurnished. There is a shared fitted kitchen and male and female WC facilities on the same floor. There is a boardroom seating 6-8, available to hire for meetings on an hourly basis with prior notice. Double glazing, gas central heating, carpeted throughout and phone entry system. Secure gated parking available in the gated forecourt, one space per office. Available on a renewable 12 months annual licence. Rental 7,320 per annum (£610 per calendar month) inclusive of lighting, heating, rates, service charge and cleaning of common areas. Extras are telephone, broadband and parking. No VAT. Available immediately
Office 5 College Road Harrow HA1	130 sq ft 12 sq m	Infinity Property 020 8115 1823	Third floor office (front). Communal breakout area. Communal kitchen. Large communal roof terrace. Passenger lift. Furnished or unfurnished available. Five offices on this floor available which are ideal for a small/medium business or enterprise. Available leasehold (flexible lease terms). Rental £3,876 per annum. Tenant incentives are available and dependent on the length of lease and square footage required. Service charge and business rates (to be newly assessed). Utility bills included. Available immediately.
Masters House 1 Marlborough Hill Harrow HA1 1UX	130 sq ft 12 sq m	David Charles Property Consultants 020 8866 0001	Third floor 4-6 person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £800 per calendar month inclusive of VAT.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3 5RN	130-1,301 sq ft 12-121 sq m	B & K Estates 020 8115 0345	Modern office spaces available to let. 13 versatile office units offer flexible workspace solutions in a sought-after Harrow location. Ideal for startups, small businesses, or satellite teams, each office provides a professional setting with affordable rent, modern interiors, and excellent accessibility. Suitable for various business sizes. All offices are fully self-contained and furnished. Private and secure environments. Well maintained building; professional setting with natural light. Parking and access options subject to availability. Available on flexible terms; ideal for growing businesses. Monthly rents from £358 to £3,253. Available immediately.
College Road Harrow HA1	135 sq ft 13 sq m	Wex & Co 020 7768 0737	Office unit to let. Unfurnished. 24/7 access to the building, communal printing, shared modern kitchen space and all units are fully accessible. The unit comprises four workstations. This B1 unit is a window office available for £1,200 per calendar month with business rates, service charges and Wi-Fi included. Parking available for an extra £80 to £100 plus VAT. Rental £14,400 (£106.67 per sq ft) per annum. Available immediately.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	140 sq ft 13 sq m	Benjamin Stevens 020 8958 1118	Three offices of 140 sq ft each in a newly renovated, luxury, fully serviced offices. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	140-1,645 sq ft 13-153 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced offices. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. The range of sizes of offices are three 140 sq ft offices, 365 sq ft, 400 sq ft, 460 sq ft. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Havelock Hub Havelock Place Harrow HA1 1LJ	142 sq ft 13 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available and all come with the option of all-inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £11,940 (£84 per sq ft) per annum. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	150 sq ft 14 sq m	Wex & Co 020 7768 0737	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £9,000 (£60 per sq ft) per annum. Available now.
Edgware HA8	150-2,800 sq ft 14-260 sq m	Reichmann Properties plc 020 8952 2009	Offices available in Edgware from 150 sq ft to 2,800 sq ft. Price on application.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	153 sq ft 14 sq m	Ashton Fox 020 8022 6393	State of the art luxury fully serviced offices to let. Furnished or unfurnished. Secure card entry with 24/7 access, on-site secure parking, fully serviced offices with managed reception and mail handling. Lift providing disabled access, air-conditioned, high ceiling, LED lighting, modern kitchen and male and female facilities and 24 hour surveillance. Offices available from two desks to 20 plus desks. Available immediately on flexible terms. Rental £4,596 per annum incl. of utilities, service charge, cleaning of common areas, business rates, building insurance and furnished offices. Extras are telephone line, broadband, parking and gated, secure parking, if available.
Whitefriars Avenue Harrow HA3	155 sq ft 14 sq m	Wex & Co 020 7768 0737	First floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £9,600 per annum (£800 per calendar month) with business rates and service charges included. Available immediately.
Chapel Lane Pinner HA5	155 sq ft 14 sq m	Wex & Co 020 7768 0737	A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. There are also WC facilities on the same floor as the self-contained unit and a large car park with allocated spaces. Perfect for a small business. Unfurnished. Lease terms are available on application. Rental £5,350 (£34.52 per sq ft) per annum with bills and business rates included. Available now.
Whitefriars Avenue Harrow HA3	158 sq ft 15 sq m	Wex & Co 020 7768 0737	Second floor B1 unit. Offices offer a series of quality workspaces in the converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £9,487 per annum (£790.60 per calendar month) with business rates/service charges included. Available immediately.



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Bishops Walk House 19-23 High Street Pinner HA5 5PJ	175 sq ft 16 sq m	David Charles Property Consultants 020 8866 0001	The building comprises of a mid terrace property of brick-built construction beneath a triple pitched tile roof. The available suites comprises of good-sized offices with excellent natural light. The building has the benefit of gas fired central heating, florescent lighting, carpeting, entry phone system and is in excellent condition. Lease terms on request. Rental £950 per month. (Property ID 130773)
Flexi Offices Harrow 1 Eastman Road Harrow HA1 4WL	175-250 sq ft 16-23 sq m	Big Yellow Self Storage 020 3089 6571	Modern, flexible offices can be rented for as little as four weeks, so no long leases and come in a range of sizes. No long contracts. Agreement is 28 days, with nothing else locked in. No business rates to pay. No long lease to sign. Competitive, all-inclusive office price includes service charges, rates and rents and security. Dedicated office rooms to rent for each business. Clean, carpeted, heated room. Plenty of self-storage rooms available on-site to store stock, merchandise or equipment. 24-hour pin code access to single office through a secure, intercom controlled entrance. On-site parking, kitchens and WCs are also included as standard and deliveries and post can be accepted if tenant not around. Every office also has phone lines enabling connection to broadband. Lease terms on application. Rental from £8,184 per annum (£46.77 per sq ft).
Office 7 Phoenix Business Centre Rosslyn Crescent Harrow HA1	178 sq ft 17 sq m	Ashton Fox 020 8022 6393	Stunning, luxury serviced office to let. All the offices in this building are refurbished to a high standard, yet are priced at reasonable rent, making them very desirable. Unfurnished. 24 hour gated secure access. On-site gated secure parking. Available on a renewable yearly licence basis. Rental £6,228 per annum (£519 per calendar month) plus VAT inclusive of air-conditioning, gas, electric, water and business rates. Available immediately.
Havelock Hub Havelock Place Harrow HA1 1LJ	179 sq ft 17 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available and all come with the option of all-inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £14,940 (£83.40 per sq ft) per annum. Available now.
Station Road North Harrow HA2	180 sq ft 17 sq m	Wex & Co 020 7768 0737	Office unit located on the first floor of a spacious and superbly presented building. Bright and airy property includes plenty of natural light, air-conditioning, wood flooring, shared kitchen and WC. Unfurnished. Access to the space is via a rear service road. Available now. Lease terms on application. Rental £7,500 per annum, all bills included.



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House 15 College Road Harrow HA1 1BA	185 sq ft 17 sq m	Chamberlain Commercial 020 8429 6899	Contemporary office building with a large attractive entrance foyer. The building has two passenger lifts and video access control. At fourth floor level is a range of small office suites, all with large windows and attractive views. The suites are newly refurbished, with wood flooring, suspended ceilings and LED lighting. Offices are air-conditioned and all have access to a kitchen/breakout space. The suite sizes remaining are 185 sq ft, 200 sq ft, 266 sq ft and 440 sq ft. Available on short term, flexible tenancy agreements. Rental £20 to £25 per sq ft plus bills that can be paid at an all-inclusive basis. Business rates are separate. Immediate occupancy.
Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7	187 sq ft 17 sq m	Ashton Fox 020 8022 6393	Stanmore Business & Innovation Centre is a superb modern space set in beautiful grounds with a lake and gardens. It is a thriving business centre with a large impressive reception. Serviced offices available from 2 to 22 desks. Passenger lift, WCs on every floor, meeting room hire, kitchenettes, 24 hour access and car park to the rear. Available on flexible terms. Rental £15,780 per annum includes central heating, electricity, water, cleaning of common areas. Additional payable facilities, office furniture, Internet and telecoms. Available immediately
Bradburys Court Lyon Road Harrow HA1 2AQ	188 sq ft 17 sq m	Ferrari Dewe & Co 020 8427 4288	Medium office (four desk with storage space). Unfurnished. All modern amenities such as air-conditioning. Meeting room available by appointment. No parking but advised that a permit at St Anns is approx. £60 per month. Rental £12,250 per annum all-incl. of business rates, internet, telephone, light and heat etc.
Amba House 15 College Road Harrow HA1 1BA	189 sq ft 18 sq m	Alexandra Park 020 7768 1347	Fourth floor office. Premises comprise: Video entry phone system, kitchen, cloakroom and lifts. Service charge and electricity included. Lease terms are available on application. Rental £7,800 per annum (£650 per calendar month. Available immediately.
Amba House 15 College Road Harrow HA1 1BA	200 sq ft 19 sq m	Chamberlain Commercial 020 8429 6899	Contemporary office building with a large attractive entrance foyer. The building has two passenger lifts and video access control. At fourth floor level is a range of small office suites, all with large windows and attractive views. The suites are newly refurbished, with wood flooring, suspended ceilings and LED lighting. Offices are air-conditioned and all have access to a kitchen/breakout space. The suite sizes remaining are 185 sq ft, 200 sq ft, 266 sq ft and 440 sq ft. Available on short term, flexible tenancy agreements. Rental £20 to £25 per sq ft plus bills that can be paid at an all-inclusive basis. Business rates are separate. Immediate occupancy.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House 15 College Road Harrow HA1 1BA	200-650 sq ft 19-60 sq m	Chamberlain Commercial 020 8429 6899	An excellent opportunity to lease a fully fitted ground floor office space in a prime location within Harrow town centre. Situated at Amba House on College Road, this prominent unit features large display windows, ensuring maximum visibility and benefiting from high foot traffic. Ideal for estate agents, solicitors, financial services, medical or similar professional businesses seeking a well-positioned and highly accessible workspace. Amba House is a modern and fully refurbished office building arranged over five floors. Each floor is serviced by 2x8 person passenger lifts. The building has a large reception lobby with a feature plasma TV and screen displaying occupier information. The ground floor office is 527 sq ft (49 sq m) and has full height glass office rooms, marble ceramic floor tiles, spot lighting and air-conditioning. Available on a new tenancy agreement for a length of term to be agreed. Rental £25,000 per annum incl. of service charge. There is no VAT payable.
Whitefriars Avenue Harrow HA3	200-2,300 sq ft 19-214 sq m	Move In Properties Ltd 020 3641 1773	Luxury service office available to rent. Flexible office size from 200 sq ft to 2,300 sq ft - First and second floors. Furnished. Modern lifts. Door phone entry system. Air-conditioning systems. Communal fully fitted kitchen/diner area. Refurbished WC. Meeting room. Concierge. Rental starts from £500 per calendar month to £3,900 per calendar month. Available immediately.
College Road Harrow HA1 1BQ	202-18,643 sq ft 19-1,733 sq m	Abacus Estates 020 8139 6971	A selection of 11 individual offices situated on the second floor of a newly renovated building. This refurbished building offers a perfect blend of modern convenience and accessibility, making it an ideal choice for those seeking a comfortable and well-connected living space in the heart of the bustling city. Length of license by negotiation. Rental from £6,240 per annum (£120 per week per office) all inclusive. Available immediately.
Suite 2 Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	208 sq ft 19 sq m	DM & Co 020 8864 5775	Office suite located in the well-maintained and sought after Winsor & Newton Building. Use of communal boardroom is free, subject to availability. Must be booked in advance. Wooden floors. Communal kitchen area. Communal lounge area. Concierge. Off-street parking. Broadband £50 plus VAT per month, telephone £25 plus VAT per month and car park (one space) £100 plus VAT per month. Lease terms on are available application. Rental £7,200 per annum plus VAT.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	208 sq ft 19 sq m	Ashton Fox 020 8022 6393	State of the art luxury fully serviced offices to let. Furnished or unfurnished. Secure card entry with 24/7 access, on-site secure parking, fully serviced offices with managed reception and mail handling. Lift providing disabled access, air-conditioned, high ceiling, LED lighting, modern kitchen and male and female facilities and 24 hour surveillance. Offices available from two desks to 20 plus desks. Available immediately on flexible terms. Rental £6,240 per annum inclusive of utilities, service charge, cleaning of common areas, business rates, building insurance and furnished offices. Extras are telephone line, broadband, parking and gated, secure parking, if available.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	212 sq ft 20 sq m	VDBM 01923 845222	Ground floor (part) office suite available in a well presented office suites in a prominent town centre location. Suits a variety of occupiers from start-ups to established firms. The property benefits from modern reception area, lift access, allocated parking, gas central heating throughout and air-conditioning in selected suites. These bright and functional offices offer a professional working environment just a short walk from Harrow's main amenities and transport hubs. Rental £3,000 per annum exclusive. Available now.
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	212-4,088 sq ft 20-380 sq m	VDBM 01923 845222	The Twenty One Building offers a range of well presented office suites in a prominent town centre location. Suits a variety of occupiers from start-ups to established firms. The property benefits from modern reception area, lift access, allocated parking, gas central heating throughout and air-conditioning in selected suites. These bright and functional offices offer a professional working environment just a short walk from Harrow's main amenities and transport hubs. The premises are available on a new Full R & I lease for a term to be agreed. Rental £3,000 to £57,000 per annum exclusive. Available now.
Burnt Oak Broadway Edgware HA8	215 sq ft 20 sq m	Goldstein Leigh 020 8115 0701	Unfurnished office suitable for 2-3 people with its own a kitchenette and air-conditioning. The rental price includes service charge which covers, heating, water, security, cleaning of the communal areas etc. IT/Telecoms is the responsibility of each occupier and electrical costs are recharged by the landlord. Access is 24/7. A deposit equivalent to three months is required and held until vacation of the office subject to no outstanding arrears or liabilities. Lease term on application. Rental £7,000 per annum. Available now. Car parking is available at £60 plus VAT per space per month.
Unit 1E Former Debenhams Premises Greenhill Way Harrow HA1	218 sq ft 20 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, serviced office unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £750 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
MSP Business Centre 22 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 sub-divided into three private units. Executive conference suites. 24-hour access. Super high-speed internet. WC. Kitchen. Ergonomic furnishings. Recycling facilities. Central heating. Comprehensive IT and communications infrastructure. Meeting rooms. Air-conditioned. Boardroom. Reception area. Dedicated phone line. Furnished. Rental from £300 per person per month. (Ref: 9504)
Graham Road Wealdstone Harrow HA3	240 sq ft 22 sq m	LBC Estates 020 8033 0934	Newly constructed office for rent. Central heating and double glazing and would make ideal starter units. Unfurnished. Available immediately. 20 minutes free parking in the street nearby and municipal car park within five minutes walk for longer term parking. A new lease is available, terms on application. Rental £15,000 (£62.50 per sq ft) per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 3J Former Debenhams Premises Greenhill Way Harrow HA1	241 sq ft 22 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, storage unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £1,200 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Office 4 Spring Villa Road Edgware HA8	242 sq ft 22 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co-working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well-maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.
Unit 1A Former Debenhams Premises Greenhill Way Harrow HA1	242 sq ft 22 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, serviced office unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £1,000 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Office 2 Spring Villa Road Edgware HA8	245 sq ft 23 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co-working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well-maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.
Graham Road Wealdstone Harrow HA3	246 sq ft 23 sq m	LBC Estates 020 8033 0934	Newly constructed office for rent. Central heating and double glazing and would make ideal starter units. Unfurnished. Available immediately. 20 minutes free parking in the street nearby and municipal car park within five minutes walk for longer term parking. A new lease is available, terms on application. Rental £15,000 (£60.98 per sq ft per annum).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House Honeypot Lane Stanmore HA7 1JS	250 sq ft 23 sq m	Ashton Fox 020 8022 6393	Office to let in a modern, impressive three storey office building, enjoying a spacious aspect, with a large secure well-lit gated car park with CCTV throughout. It has well-appointed, fully furnished modern offices over three floors, connected by a lift servicing all floors and fitted kitchen and WCs on each floor. The impressive entrance leads to a well-appointed smart reception lobby, with on-site cafeteria and two boardrooms available to hire. Lovely, bright offices with large windows, own controls to heating and air-conditioning, fully furnished and fully serviced. There is a fully serviced reception and management support. The property has in house management and secure key fob 24-hour access, 7 days a week. Instant occupation, flexible terms, VAT applicable. Rental £11,700 per annum inclusive of business rates, lighting, heating, air-conditioning and office cleaning service. Telephone, broadband and parking are extra. Available Immediately.
104 College Road Harrow HA1	250 sq ft 23 sq m	Abacus Estates 020 8139 6971	A selection of 11 individual offices situated on the second floor of a newly renovated building. This refurbished building offers a perfect blend of modern convenience and accessibility, making it an ideal choice for those seeking a comfortable and well-connected living space in the heart of the bustling city. Roof terrace. Furnished or unfurnished. Length of license by negotiation. Rental £10,000 per annum (£120 per week per office) all-inclusive. Available immediately. Parking available at extra cost.
Amba House College Road Harrow HA1	250-700 sq ft 23-65 sq m	B & K Estates 020 8115 0345	Offices available to let. Sizes: 250 to 700 sq ft. Suitable for 1 to 8 desks. Offices have natural light, air-conditioning and soundproofing. Amenities: Furnished with desk, chair, cabinet and phone. Access to high-speed internet (£60 plus VAT), shared kitchen, lounge, meeting room and reception area. 24/7 security and CCTV. Special Offer: One month rent free office space plus one year complimentary accountancy service (valued at £1,200). Rental from £9,000 per annum (includes all charges and business rates). Available now.
Amba House 15 College Road Harrow HA1 1BA	266 sq ft 25 sq m	Chamberlain Commercial 020 8429 6899	Contemporary office building with a large attractive entrance foyer. The building has two passenger lifts and video access control. At fourth floor level is a range of small office suites, all with large windows and attractive views. The suites are newly refurbished, with wood flooring, suspended ceilings and LED lighting. Offices are air-conditioned and all have access to a kitchen/breakout space. The suite sizes remaining are 185 sq ft, 200 sq ft, 266 sq ft and 440 sq ft. Available on short term, flexible tenancy agreements. Rental £20 to £25 per sq ft plus bills that can be paid at an all-inclusive basis. Business rates are separate. Immediate occupancy.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	280 sq ft 26 sq m	Wex & Co 020 7768 0737	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £16,800 (£60 per sq ft) per annum. Available now.
North Harrow HA2	280 sq ft 26 sq m	Wex & Co 020 7768 0737	Superbly presented office situated in the heart of North Harrow. Unfurnished. Available immediately on flexible terms. Rental £12,600 (£45 per sq ft) per annum, bills included.
Cunningham House 19-21 Westfield Lane Harrow HA3	286 sq ft 27 sq m	Infinity Property 020 8115 1823	Newly built ground floor serviced office. Shared facilities. Unfurnished. Allocated parking included. Excellent location. Rental £9,360 per annum inclusive of utility bills. Available immediately.
Studio 11 Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	291 sq ft 27 sq m	DM & Co 020 8864 5775	Ground floor in the well-maintained and sought after building is now available. Part furnished. Wooden floors. Communal kitchen area. Communal lounge area. Concierge. Rental £850 plus VAT plus electricity per month. No internet. No parking permit. Available now.
Studio 12 Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	291 sq ft 27 sq m	DM & Co 020 8864 5775	Ground floor in the well-maintained and sought after building is now available. Part furnished. Wooden floors. Communal kitchen area. Communal lounge area. Concierge. Rental £850 plus VAT plus electricity per month. No internet. No parking permit. Available now.
Office 1 Spring Villa Road Edgware HA8	292 sq ft 27 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co-working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well-maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.
Suite 18B Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	295 sq ft 27 sq m	DM & Co 020 8864 5775	Office suite in a well-maintained and sought after building. Use of communal boardroom is free, subject to availability. Must be booked in advance. Wooden floors, communal kitchen area, communal lounge area, concierge and off-street parking. Broadband £50 plus VAT per month, telephone £25 plus VAT per month and car park (one space) £100 plus VAT per month. Rental £8,850 (£30 per sq ft) per annum. Available immediately.



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	295 sq ft 27 sq m	Ashton Fox 020 8022 6393	State of the art luxury fully serviced offices to let. Furnished or unfurnished. Secure card entry with 24/7 access, on-site secure parking, fully serviced offices with managed reception and mail handling. Lift providing disabled access, air-conditioned, high ceiling, LED lighting, modern kitchen and male and female facilities and 24 hour surveillance. Offices available from two desks to 20 plus desks. Available immediately on flexible terms. Rental £8,856 per annum inclusive of utilities, service charge, cleaning of common areas, business rates, building insurance and furnished offices. Extras are telephone line, broadband, parking and gated, secure parking, if available.
Station Road North Harrow HA2	300 sq ft 28 sq m	Wex & Co 020 7768 0737	Well-presented, first floor office space. Unfurnished. Discounts for this unit applies. Available now. Lease terms on application. Rental £9,600 (£32.04 per sq ft) per annum.
Weald Lane Harrow Weald HA3	300 sq ft 28 sq m	Wex & Co 020 7768 0737	Desk space in a busy serviced office suite in Harrow and is accessed via the front of the property and includes access to an independent board room for important meetings, subject to a pre booking and availability. Unfurnished. The space includes all facilities apart from telephone which is charged independently of the monthly rent. Additionally, applicants wishing to take more than one desk of the three available could benefit from a fixed package price, subject to a 12 month agreement. The space is offered with Zero Deposit and available immediately. Rental £5,400 (£18 per sq ft) per annum.
Weald Lane Harrow Weald HA3	300 sq ft 28 sq m	Wex & Co 020 7768 0737	Ground floor unit with access to an independent board room, washroom facilities, internet, electrics and water. Unfurnished. The unit is suitable for 1-2 persons looking to operate their business at sensible and affordable rates and includes access and use of all the facilities in the property within the monthly rent. The telephone system however is priced separately. The unit is well-presented and has a glass fascia and with an allocated storage shed for convenience and rear access including a parking space offered on a first come first serve basis. Tenants also have an option to use the fully equipped boardroom on specific "pre booked" dates. Rental £5,400 (£18 per sq ft) per annum. Available now.
Middlesex House 118-134 College Road Harrow HA1 1BQ	300 sq ft 28 sq m	10X Rising 0121 721 7690	Office to let in a modern third floor office which takes advantage of the building's curved frontage with wall to wall windows allowing in an abundance of natural light. An occupier would benefit from air-conditioning and, double glazing. Features include a modern finish, large open space, glass partitioned offices and lift access. One allocated parking space. Lease terms available on application. Rental £7,800 per annum (£650 per calendar month).



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House Honeypot Lane Stanmore HA7 1JS	300 sq ft 28 sq m	Ashton Fox 020 8022 6393	Office to let in a modern, impressive three storey office building, enjoying a spacious aspect, with a large secure well-lit gated car park with CCTV throughout. It has well-appointed, fully furnished modern offices over three floors, connected by a lift servicing all floors and fitted kitchen and WCs on each floor. The impressive entrance leads to a well-appointed smart reception lobby, with on-site cafeteria and two boardrooms available to hire. Lovely, bright offices with large windows, own controls to heating and air-conditioning, fully furnished and fully serviced. There is a fully serviced reception and management support. The property has in house management and secure key fob 24-hour access, 7 days a week. Instant occupation, flexible terms, VAT applicable. Rental £11,700 per annum inclusive of business rates, lighting, heating, air-conditioning and office cleaning service. Telephone, broadband and parking are extra. Available Immediately.
Station Road North Harrow HA2	300 sq ft 28 sq m	Wex & Co 020 8365 2836	Well presented, first floor office space. Lease terms available on application. Rental £800 per month. Discounts for this unit applies, contact agent for further details. Viewings by appointment.
221-227 High Road Harrow Weald HA3 5EE	300-600 sq ft 28-56 sq m	Instant Offices 020 3350 1251	Modern business centre designed to meet the demands of any modern business. A range of high quality, fully equipped offices to suit businesses of all sizes. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 2 x 300 sq ft/6 people from £1,350 per month. Virtual offices: Physical business address with mailing, reception and ad-hoc meeting rooms. Virtual office from £225 per month. Meeting rooms, 24-hour security, parking, disabled facilities (DDA/ASA compliant), bike racks, Wi-Fi, IT support, kitchen, air-conditioning, central heating, cleaning/janitor, WC, postal facilities/mail handling, telephone answering, CCTV, conference facilities, beverages, IT/Telecoms and double glazing.
Unit 2 Churchill Court 58 Station Road North Harrow HA2 7SA	310 sq ft 29 sq m	Chamberlain Commercial 020 8429 6899	Attractive final remaining office suite in the popular Churchill Court development located directly opposite North Harrow Underground Station. Unit 2 offers part first floor comprising 310 sq ft of recently refurbished, modern office space. The office benefits from heating and air-conditioning, intercom entry system and large double glazed windows providing lots of natural light. The suite has 24-hour access and is suitable for approx. 5-6 staff. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. Flexible agreement. Available to rent for a term of 1-3 years at a rental of £26 per sq ft (VAT may be applicable). Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Havelock Hub Havelock Place Harrow HA1 1LJ	312 sq ft 29 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available and all come with the option of all-inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £29,940 (£96.12 per sq ft) per annum. Available now.
College Road Harrow HA1	317 sq ft 29 sq m	Wex & Co 020 7768 0737	Bright and airy office in the heart of Harrow town centre. This superb office space comprises open plan and internal office space. Unfurnished. Lease terms on application. Rental £15,000 per annum (£1,250 per calendar month). Available immediately.
College Road Harrow HA1	320-532 sq ft 30-49 sq m	Wex & Co 020 7768 0737	Bright and spacious first floor serviced office which benefits from lifts, communal kitchens and WC, as well as meeting room and conference facilities. Office comprises a single open plan space. Unfurnished. Perfect for an expanding business. Rental £15,996 (£50.04 per sq ft) per annum is inclusive of business rates and service charges but broadband is not included. Available immediately.
Graham Road Wealdstone Harrow HA3	330 sq ft 31 sq m	LBC Estates 020 8033 0934	Newly constructed office space to rent. The accommodation is arranged over two floors with a reception, kitchen and WC on the ground floor and office space on the first floor. The office is offered inclusive of all utilities and business rates. Lease terms are available on application. Rental £15,000 (£45.45 per sq ft) per annum.
Whitefriars Avenue Harrow HA3	341 sq ft 32 sq m	Wex & Co 020 7768 0737	Second floor B1 unit. Offices offer a series of quality workspaces in the converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £14,400 per annum (£1,200 per calendar month) with business rates/service charges included. Available immediately.
Office 3 Spring Villa Road Edgware HA8	342 sq ft 32 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co-working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well-maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	344 sq ft 32 sq m	Wex & Co 020 7768 0737	Second floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £18,000 per annum (£1,500 per calendar month) with business rates and service charges included. Available now.
Amba House College Road Harrow HA1 1BA	349 sq ft 32 sq m	DM & Co 020 8864 5775	Office available at this well-maintained commercial property. Unfurnished office quarters are now available. Rental £14,400 per (£41.26 per sq ft) plus VAT per annum. Includes all service charges.
Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Stanmore Business & Innovation Centre is a superb modern space set in beautiful grounds with a lake and gardens. It is a thriving business centre with a large impressive reception. Serviced offices available from 2 to 22 desks. Passenger lift, WCs on every floor, meeting room hire, kitchenettes, 24 hour access and car park to the rear. Available on flexible terms. Rental £15,780 per annum includes central heating, electricity, water, cleaning of common areas. Additional payable facilities, office furniture, Internet and telecoms. Available immediately
Devonshire House Honeypot Lane Stanmore HA7 1JS	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Office to let in a modern, impressive three storey office building, enjoying a spacious aspect, with a large secure well-lit gated car park with CCTV throughout. It has well-appointed, fully furnished modern offices over three floors, connected by a lift servicing all floors and fitted kitchen and WCs on each floor. The impressive entrance leads to a well-appointed smart reception lobby, with on-site cafeteria and two boardrooms available to hire. Lovely, bright offices with large windows, own controls to heating and air-conditioning, fully furnished and fully serviced. There is a fully serviced reception and management support. The property has in house management and secure key fob 24-hour access, 7 days a week. Instant occupation, flexible terms, VAT applicable. Rental £15,600 per annum inclusive of business rates, lighting, heating, air-conditioning and office cleaning service. Telephone, broadband and parking are extra. Available Immediately.
Havelock Hub Havelock Place Harrow HA1 1LJ	360 sq ft 33 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available and all come with the option of all-inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £35,940 (£99.83 per sq ft) per annum. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
St Anns Road Harrow HA1	360 sq ft 33 sq m	Wex & Co 020 7768 0737	Well-presented office space available to let. £1,200 broadband line is not included. Unfurnished. Available immediately. Lease terms available on application. Rental £14,400 (£39.96 per sq ft) per annum.
Havelock Hub Havelock Place Harrow HA1 1LJ	360 sq ft 33 sq m	Wex & Co 020 7768 0737	Beautifully presented office space situated in Harrow town centre. The serviced office space includes modern work-centres, newly fitted carpets, double glazed and air-conditioning. Unfurnished. The development includes 35 spacious, fully fitted units to accommodate for all types of businesses. Lease terms available on application. Rental £33,600 (£93.36 per sq ft) per annum. Available immediately.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	365 sq ft 34 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced office. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
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 in an attractive brick built building with a prestigious entrance and an automatic passenger lift. The offices have the benefit of comfort cooling, suspended ceilings, carpets and double glazing. There is a shared kitchen and WC facilities on each floor and parking is available by separate arrangement. The offices are inclusive of cleaning of the common parts/office, building maintenance, service charges, utilities and buildings insurance. Lease terms are available on application. Rental £1,400 per month. (Property ID 130775)
Pinner Road North Harrow HA1	377 sq ft 35 sq m	Pinnacle Estate Ltd 020 8022 1006	Office space available to let. Ideal for a start-up or small businesses, like book keeping or accountant etc. Business rate will become zero when applying by small business rates. Electric shutters. Small kitchen. Separate WC. Unfurnished. Rental £14,400 per annum. Available immediately.
Amba House 15 College Road Harrow HA1 1BA	380 sq ft 35 sq m	Benjamin Stevens 020 8958 1118	Newly refurbished offices. Fully serviced. Modern kitchen. Fully furnished. Phone entry system. 24-hour access. Modern kitchen. Local parking. Mensfield Suite - large windows, giving lots of natural light. Lincons Suite - side office 1, glass walled office, with space for two desks. Lincons Suite - side office 2, single desk office with glass walls. Rental £1,400 per calendar month, all-inclusive of all bills, except phone/internet.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House College Road Harrow HA1 1BA	382 sq ft 36 sq m	Ashton Fox 020 8022 6393	Office to let in Amba House which boasts a prime position in this busy commercial district, in this central town centre location. This is a six-storey red brick office building with a lift to all floors. It offers flexible office space to let on a 12 monthly basis or on a longer lease. The offices are carpeted, have double glazing and electric heating. There are gents and ladies toilet facilities and a fitted kitchen on each floor. The offices are available as unfurnished. Facilities include a lift, kitchen and male and female facilities on each floor, double glazing, electric central heating, carpeting and Cat 6 Cabling. Available on a 12 months contract or longer lease. Rental £15,288 per annum inclusive of business rates, lighting, heating and service charge. Broadband and telephone charges are extra. Available immediately.
Station Road Harrow HA1	390-444 sq ft 36-41 sq m	Wex & Co 020 7768 0737	Bright and airy second floor office in Harrow town centre. Unfurnished. Superb office space comprises open plan space with a small internal integrated office space of 50 sq ft. Lease terms are available on application. Rental from £15,600 per annum (£35 per sq ft) inclusive of business rates and service charges. Available immediately.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	400 sq ft 37 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced office. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
DVS House 4 Spring Villa Park Spring Villa Road Edgware HA8 7EB	400-4,138 sq ft 37-385 sq m	Chamberlain Commercial 020 8429 6899	DVS House is an attractive Georgian style office building arranged over three floors with a passenger lift and WCs and kitchen to each floor. The ground and first floors are available and arranged into a number of rooms and suites. Full range of sizes. There is allocated parking for each suite. Secure gated development. The offices are available to rent on a new lease for a term to be agreed. The asking rent is £22.50 per sq ft plus service charge, utilities and other outgoings. An all inclusive rental package is available and short term tenancy agreements will be considered.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	408 sq ft 38 sq m	Ashton Fox 020 8022 6393	State of the art luxury fully serviced offices to let. Furnished or unfurnished. Secure card entry with 24/7 access, on-site secure parking, fully serviced offices with managed reception and mail handling. Lift providing disabled access, air-conditioned, high ceiling, LED lighting, modern kitchen and male and female facilities and 24 hour surveillance. Offices available from two desks to 20 plus desks. Available immediately on flexible terms. Rental £14,400 per annum incl. of utilities, service charge, cleaning of common areas, business rates, building insurance and furnished offices. Extras are telephone line, broadband, parking and gated, secure parking, if available.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Bishops Walk House 19-23 High Street Pinner HA5 5PJ	420 sq ft 39 sq m	David Charles Property Consultants 020 8866 0001	The building is a mid-terrace property constructed of brick, featuring a triple-pitched tile roof. The available suite, situated on the second floor, consists of a good-sized furnished office with excellent natural light. The building is equipped with gas-fired central heating, fluorescent lighting, carpeting, an entry phone system and is in excellent condition. 24 hour access. Shared WC facilities. Parking £1,200 per annum per space. Lease terms are available on application. Rental £21,000 per annum (£1,750 per month). (Property ID 217602)
Amba House College Road Harrow HA1 1BA	437 sq ft 41 sq m	Ashton Fox 020 8022 6393	Office to let in Amba House which boasts a prime position in this busy commercial district, in this central town centre location. This is a six-storey red brick office building with a lift to all floors. It offers flexible office space to let on a 12 monthly basis or on a longer lease. The offices are carpeted, have double glazing and electric heating. There are gents and ladies toilet facilities and a fitted kitchen on each floor. The offices are available as unfurnished. Facilities include a lift, kitchen and male and female facilities on each floor, double glazing, electric central heating, carpeting and Cat 6 Cabling. Available on a 12 months contract or longer lease. Rental £17,484 per annum inclusive of business rates, lighting, heating and service charge. Broadband and telephone charges are extra. Available immediately.
Suite 2.5 Monument House 215 Marsh Road Pinner HA5 5NE	440 sq ft 41 sq m	David Charles Property Consultants 020 8866 0001	Second floor office suite in an attractive brick built building with a prestigious entrance and an automatic passenger lift. The offices have the benefit of comfort cooling, suspended ceilings, carpets and double glazing. There is a shared kitchen and WC facilities on each floor and parking is available by separate arrangement. The offices are inclusive of cleaning of the common parts/office, building maintenance, service charges, utilities and buildings insurance. Lease terms are available on application. Rental £1,800 per month. (Property ID 130775)
Amba House 15 College Road Harrow HA1 1BA	440 sq ft 41 sq m	Chamberlain Commercial 020 8429 6899	Contemporary office building with a large attractive entrance foyer. The building has two passenger lifts and video access control. At fourth floor level is a range of small office suites, all with large windows and attractive views. The suites are newly refurbished, with wood flooring, suspended ceilings and LED lighting. Offices are air-conditioned and all have access to a kitchen/breakout space. The suite sizes remaining are 185 sq ft, 200 sq ft, 266 sq ft and 440 sq ft. Available on short term, flexible tenancy agreements. Rental £20 to £25 per sq ft plus bills that can be paid at an all-inclusive basis. Business rates are separate. Immediate occupancy.
St Anns Road Harrow HA1	450 sq ft 42 sq m	DM & Co 020 8864 5775	Well-maintained commercial property. Unfurnished office quarters. Carpeted floors. Communal kitchen area. Lease terms on application. Rental £18,000 per annum, only £40 per sq ft per annum plus VAT. Includes all service charges.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	460 sq ft 43 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced office. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Pinn House 2A High Street Pinner HA5 5PW	470 sq ft 44 sq m	VDBM 01923 845222	Impressive first floor office space offers an exceptional business environment. Set within a striking period building with a prominent frontage, the property boasts a distinctive character, combining classic architecture with modern functionality. The space includes multiple bright rooms with natural light offering private offices, meeting rooms or an open plan area suitable for various business types. The space is equipped with secure entry, ample power outlets and efficient lighting to support business operations. Whilst our client would prefer to let first and second floor together, lettings of individual floors would be considered. Good natural light, prominent corner location, flexible layout, short walk to Pinner underground station, private street entrance and excellent parking nearby. Lease terms are available on application. Rental £22.50 per sq ft per annum exclusive.
Pinn House 2A High Street Pinner HA5 5PW	470-967 sq ft 44-90 sq m	VDBM 01923 845222	Impressive first and second floor office space offers an exceptional business environment. Set within a striking period building with a prominent frontage, the property boasts a distinctive character, combining classic architecture with modern functionality. The space includes multiple bright rooms with natural light offering private offices, meeting rooms or an open plan area suitable for various business types. The space is equipped with secure entry, ample power outlets and efficient lighting to support business operations. Whilst our client would prefer to let the whole, lettings of individual floors would be considered. Good natural light, prominent corner location, flexible layout, short walk to Pinner underground station, private street entrance and excellent parking nearby. Lease terms are available on application. Rental £22.50 per sq ft per annum exclusive.



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Rama House 17 St Anns Road Harrow HA1 1JU	475-1,900 sq ft 44-177 sq m	Chamberlain Commercial 020 8429 6899	A range of boutique office suites for sale. These newly created offices are ideal for owner occupiers or commercial buy-to-let investors. The offices range from 475 sq ft to 1,900 sq ft and will make a great long term investment due to a lack of available office space in this well connected NW London location. Rama House has a distinctive granite and natural stone reception with modern dual lifts. The four new office suites are positioned on the first floor and all benefit from good natural light with floor to ceiling glass walls overlooking St Anns Road. The offices are fully air-conditioned, with suspended ceilings, wood effect flooring and full access raised floors. Within the common areas of the floor there are contemporary male and female washrooms and a large kitchen/breakout area. The suites are available for sale by way of a virtual freehold head lease. The asking prices start from just £285,000 plus VAT up to £1,140,000 plus VAT.
Unit 1G Former Debenhams Premises Greenhill Way Harrow HA1	476 sq ft 44 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, storage unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £1,600 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Pinn House 2A High Street Pinner HA5 5PW	497 sq ft 46 sq m	VDBM 01923 845222	Impressive second floor office space offers an exceptional business environment. Set within a striking period building with a prominent frontage, the property boasts a distinctive character, combining classic architecture with modern functionality. The space includes multiple bright rooms with natural light offering private offices, meeting rooms or an open plan area suitable for various business types. The space is equipped with secure entry, ample power outlets and efficient lighting to support business operations. Whilst our client would prefer to let first and second floor together, lettings of individual floors would be considered. Good natural light, prominent corner location, flexible layout, short walk to Pinner underground station, private street entrance and excellent parking nearby. Lease terms are available on application. Rental £22.50 per sq ft per annum exclusive.
Amba House 15 College Road Harrow HA1 1BA	500 sq ft 46 sq m	Ferrari Dewe & Co 020 8427 4288	Modern attractive office suite. Passenger lift, door entry system, air-conditioning, suspended ceilings with recessed lighting and a floor grid for cabling, power and telephones. Premises are unfurnished. Refurbished WCs between each floor which alternate between male and female with disabled WC on the ground floor. Available on a new flexible lease for a term to be agreed. Rental £20,000 (£40 per sq ft) per annum including electricity and service charge.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Queensbury HA7	500 sq ft 46 sq m	Wex & Co 020 7768 0737	Second floor unit in a modern serviced building. The office includes air-conditioning, kitchenette, WC and private entrance. Lift. The property includes a range of private cubicles and dual aspect windows which provide plenty of natural sunlight throughout the day. Lease terms are available on application. Rental £12,000 per annum. Available immediately.
Queensbury/Stanmore HA7	500 sq ft 46 sq m	Wex & Co 020 7768 0737	Second floor unit in a modern serviced building. Lift. Multiple aspect windows offering plenty of natural light. The property includes a private kitchenette, WC, separate cubicles for added privacy and air-conditioning throughout. Lease terms are available on application. Rental £12,000 per annum. Available now
Amba House 15 College Road Harrow HA1 1BA	500 sq ft 46 sq m	DM & Co 020 8864 5775	Office available at a well-maintained commercial property. Lease terms available on application. Rental £2,500 plus VAT per month. Including all service charges, unfurnished office quarters are now available.
Middlesex House 118-134 College Road Harrow HA1 1BQ	500 sq ft 46 sq m	10X Rising 0121 721 7690	Office to let in a modern third floor office which takes advantage of the building's curved frontage with wall to wall windows allowing in an abundance of natural light. An occupier would benefit from air-conditioning and, double glazing. Features include a modern finish, large open space, glass partitioned offices and lift access. One allocated parking space. Lease terms available on application. Rental £13,000 per annum (£1,083.33 per calendar month).
104 College Road Harrow HA1	500 sq ft 46 sq m	Abacus Estates 020 8139 6971	A selection of 11 individual offices situated on the second floor of a newly renovated building. This refurbished building offers a perfect blend of modern convenience and accessibility, making it an ideal choice for those seeking a comfortable and well-connected living space in the heart of the bustling city. Roof terrace. Furnished or unfurnished. Length of license by negotiation. Rental £22,000 per annum (£120 per week per office) all-inclusive. Available immediately. Parking available at extra cost.
Sherwood House 176 Northolt Road South Harrow HA2 0NP	500-5,364 sq ft 46-499 sq m	Chamberlain Commercial 020 8429 6899	Sherwood House offers low cost basic office accommodation in a convenient and easily accessible location. The building is arranged over part ground and three upper floors with a central service core providing a ground level entrance leading to a stairwell and lift to all floors. There are WC and kitchen facilities on each floor. The office space is heated and presented as a range of suites varying in sizes from 500 sq ft to 5,364 sq ft. A typical floor is 1,300 sq ft. There is a large private car park with spaces for up to 10 cars. Available by way of a new Full R & I lease, term to be agreed. Budget rental details available on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Bessborough Road Harrow HA1	515-1,028 sq ft 48-96 sq m	Instant Offices 020 3350 1251	Office space in an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. Building has had a complete refurbishment to a high standard and offers individual office suites over the ground, first and second floors. A smart new, ground-floor entrance lobby with digital key access. Three reasons to choose this workspace: Self-contained; Private workspace; and Long term. Leased Offices: Normally unfurnished but provides workspace for you to complete as you wish. The monthly rent does not include any services such as IT, cleaning and maintenance. Medium offices, 515 sq ft/9 people from £1,550 per month, 659 sq ft/13 people from £1,922 per month, 716 sq ft/14 people from £2,088 per month, 718 sq ft/14 people from £2,100 per month and 1,028 sq ft/20 people from £3,000 per month. 24-hour access, parking, bespoke branding, air-conditioned, Business park location, CCTV, WC, open plan offices, close to transport links, modern building and Cat 6 cabling or better.
12 High Street Pinner HA5 5PW	532 sq ft 49 sq m	VDBM 01923 8542221	Three storey property offering a self-contained ground floor retail/office unit with two self-contained flats above. The entire property has been refurbished recently to a high standard. There is a yard/garden at the rear of the property. The flats have double glazing, electric heating and blinds. All appliances included. For sale £935,000. Guide price. Available immediately.
Unit 3 Carmine Court 202 Imperial Drive Rayners Lane HA2 7HG	543 sq ft 50 sq m	VDBM 01923 845222	A newly built, modern office unit situated in the prestigious Carmine Court development just off Imperial Drive in Harrow. Unit 3 is located on the ground floor and offers a contemporary open-plan layout, ideal for a wide range of office user. The space is finished to a high specification, including LED Lighting, Cat 5 data cabling, fitted kitchenette and quality carpeting throughout. The property also benefits from two dedicated parking spaces and is set within a secure gated compound, offering peace of mind for occupants. The unit has Class E use which may be suitable for medical or office use. Unit 3 Carmine Court may be used for a private tuition centre subject to change to F1 use. Available on a long leasehold, 999 years from new with low service charges. Price £225,000. Guide price.
Peterborough Road Harrow HA1	550 sq ft 51 sq m	Move In Properties Ltd 020 3641 1773	Ground floor self-contained private office close to Harrow-on-the-Hill Station. Lease terms available on application. Rent £16,000 per annum. Available immediately.
Suite 25 Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	573 sq ft 53 sq m	DM & Co 020 8864 5775	Office suite located in the well-maintained and sought after Winsor & Newton Building. Use of communal boardroom is free, subject to availability. Must be booked in advance. Wooden floors. Communal kitchen area. Communal lounge area. Concierge. Off-street parking. Broadband £50 plus VAT per month, telephone £25 plus VAT per month and car park (one space) £100 plus VAT per month. Lease terms on application. Rental £17,190 per annum plus VAT.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	597 sq ft 55 sq m	Wex & Co 020 7768 0737	Second floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £30,000 per annum (£2,500 per calendar month) with business rates and service charges included. Available now.
Westbury House 23-25 Bridge Street Pinner HA5 3HR	600 sq ft 56 sq m	Harrow Business Centre 020 8515 2750	Westbury House is a modern brick build office building on ground and three upper floors. There is retail space and offices available, all have the benefit of air-conditioning/heating, suspended ceilings, kitchen facilities, carpets, WCs and an automatic passenger lift. Amenities: Large open plan office suites; Car parking; Double glazing; Raised floor; and Entry phone system. Availability: Ground floor rear offices. Guide price £165 per desk per month assuming 12 desks.
Westbury House 23-25 Bridge Street Pinner HA5 3HR	600-4,000 sq ft 56-372 sq m	Harrow Business Centre 020 8515 2750	Westbury House is a modern brick build office building on ground and three upper floors. There is retail space and offices available, all have the benefit of air-conditioning/heating, suspended ceilings, kitchen facilities, carpets, WCs and an automatic passenger lift. Amenities: Large open plan office suites; Car parking; Double glazing; Raised floor; and Entry phone system. Lease terms and rental are available on application.
Whitefriars Avenue Harrow HA3	640 sq ft 59 sq m	Wex & Co 020 7768 0737	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £38,400 (£60 per sq ft) per annum. Available now.
103 High Street Wealdstone HA3 5DL	650 sq ft 60 sq m	VDBM 01923 845222	Self-contained ground floor retail unit offers an excellent opportunity for a variety of occupiers. The premises features a full width glazed frontage with prominent signage potential leading into a spacious, open plan retail area. Internally, the unit benefits from a mix of shelving, display features and a service counter already in place with wood effect flooring and bright LED lighting throughout. There is ample room for stock display and a small back area provides further storage or workspace potential. With a visible presence on the busy High Street and a clean well lit interior, the unit is ready to accommodate a new retail or service based business. Our client will not agree to uses requiring cooking facilities. Prime retail location, full width glazed frontage, high footfall location, wood effect flooring and led lighting. Available on a Full R & I lease for a term to be agreed. Rental £14,750 per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House College Road Harrow HA1 1BA	684 sq ft 64 sq m	Ashton Fox 020 8022 6393	Office to let in Amba House which boasts a prime position in this busy commercial district, in this central town centre location. This is a six-storey red brick office building with a lift to all floors. It offers flexible office space to let on a 12 monthly basis or on a longer lease. The offices are carpeted, have double glazing and electric heating. There are gents and ladies toilet facilities and a fitted kitchen on each floor. The offices are available as unfurnished. Facilities include a lift, kitchen and male and female facilities on each floor, double glazing, electric central heating, carpeting and Cat6 Cabling. Available on a 12 months contract or longer lease. Rental ££27,360 per annum inclusive of business rates, lighting, heating and service charge. Broadband and telephone charges are extra. Available immediately.
Unit 6 Bradburys Court Lyon Road Harrow HA1 2BY	689 sq ft 64 sq m	Ashton Fox 020 8022 6393	Fourth floor office suite comprises of one large open plan room with own WC and comms. cupboard within, plus another small private room, and shared kitchen. It could comfortably accommodate 10-12 work stations. The office is very modern with state of the art fittings, large plate glass windows, a front and side aspect of the surrounding area and plenty of natural light and fresh air. The entrance hall, and offices are carpeted, with gas central heating, air-conditioning, suspended ceilings and LED lighting. Available furnished or unfurnished. There is a lift to all floors in the building. Available on a 12 months licence with no break. Rental £27,000 per annum inclusive of utilities, broadband and cleaning of communal areas but exclusive of telephone lines. Available immediately.
Studio 7-8 Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	690 sq ft 64 sq m	DM & Co 020 8864 5775	Ground floor in the well-maintained and sought after building is now available. Part furnished. Wooden floors. Communal kitchen area. Communal lounge area. Concierge. Rental £1,500 plus VAT plus electricity per month. No internet. No parking permit. Available now.
Wealdstone HA3	700 sq ft 65 sq m	Wex & Co 020 8365 2836	Ground floor lock up shop situated. Previously used as an office and including a small kitchenette and washroom facilities. The unit includes a front roller shutter and electric heating system. Lease terms available on application. Rental £16,000 per annum.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	712 sq ft 66 sq m	Ashton Fox 020 8022 6393	State of the art luxury fully serviced offices to let. Furnished or unfurnished. Secure card entry with 24/7 access, on-site secure parking, fully serviced offices with managed reception and mail handling. Lift providing disabled access, air-conditioned, high ceiling, LED lighting, modern kitchen and male and female facilities and 24 hour surveillance. Offices available from two desks to 20 plus desks. Available now on flexible terms. Rental £21,360 per annum incl. of utilities, service charge, cleaning of common areas, business rates, building insurance and furnished offices. Extras are telephone line, broadband, parking and gated, secure parking, if available.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	724 sq ft 67 sq m	SPC Property Consultants 020 8958 5789	Ground floor office to let in a secure office campus development. Kitchenette. Lift. Gas central heating. On-site security. Very well-presented. Two car parking spaces. Available on a new Full R & I lease, terms to be agreed. Rental £30,000 per annum plus VAT inclusive of service charge. (Ref: 2SVP)
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	724-2,398 sq ft 67-223 sq m	SPC Property Consultants 020 8958 5789	Entire office building to let or three separate floors in a secure office campus development. Kitchenettes. Gas central heating. On-site security. Lift. Very well-presented. Two car parking spaces per floor. Available on a new Full R & I lease, terms to be agreed. Rental £30,000 per floor per annum plus VAT inclusive of service charge or £90,000 for the entire building. (Ref: 2SVP)
Metroline House 118-122 College Road Harrow HA1 1BQ	756 sq ft 70 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished fully furnished office suite. The floor is serviced by a passenger lift, whilst the suite provides air-conditioning and also has its own kitchen facility. Available now by way of a new Full R & I lease for a term by negotiation. Rental £26,460 per annum inclusive of service charge. VAT and Business rates are payable by the tenant.
Livingstone Court Peel Road Harrow HA3 7QT	770 sq ft 72 sq m	Ashton Fox 020 8022 6393	Self-contained first floor office suite in a small block of eight office units. Office suite includes a central open plan office space plus one separate office and a WC. Suite is available unfurnished, has double glazing, gas central heating, laminate flooring, Cat 5 cabling and fibre optic broadband. The building has a central gated courtyard with secure parking and 24/7 access. Lease terms are available on application. Rental £15,000 per annum (£1,250 per calendar month). Available now.
Headstone Road Harrow HA1 1PG	786-3,894 sq ft 73-362 sq m	Chamberlain Commercial 020 8429 6899	This substantial property is offered to the market on a preliminary basis as a whole or potentially as individual units available to lease on completion of full refurbishment works. Consisting of two shops each with a large three bedroom flat above and with forecourt parking. This is a good commercial property for a business requiring front of house offices or showroom with secure parking and workshop/warehouse space (2,322 sq ft) together with staff accommodation on site. An ideal use might be an undertakers, car sales and servicing, van rental, children's creche or trade counter sales. Large forecourt. To the rear is a workshop and large storage yard of approx. 3,800 sq ft. An early letting agreement will enable developers to incorporate a new tenants layout requirements. Available by way of a new Full R & I lease, term to be agreed. Rental £25,500 to £150,000 per annum.
Amba House 15 College Road Harrow HA1 1BA	800 sq ft 74 sq m	Benjamin Stevens 020 8958 1118	Newly refurbished offices. Fully serviced. Modern kitchen. Fully furnished. Phone entry system. 24-hour access. Modern kitchen. Local parking. Mensfield Suite - large windows, giving lots of natural light. Lincons Suite - side office 1, glass walled office, with space for two desks. Lincons Suite - side office 2, single desk office with glass walls. Rental £2,500 per calendar month, all-inclusive, except phone/internet.



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Middlesex House 118-134 College Road Harrow HA1 1BQ	800 sq ft 74 sq m	10X Rising 0121 721 7690	Office to let in a modern third floor office which takes advantage of the building's curved frontage with wall to wall windows allowing in an abundance of natural light. An occupier would benefit from air-conditioning and, double lazing. Features include a modern finish, large open space, glass partitioned offices and lift access. One allocated parking space. Lease terms available on application. Rental £20,800 per annum (£1,733.33 per calendar month).
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 in Central Harrow. Has the benefit of its own kitchen and WC together with boardroom facility. Close to station. Available immediately by way of a new Full R & I lease. Rental £27,700 per annum inclusive of service charge. VAT and business rates are payable by the tenant. Short term lease available.
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	830 sq ft 77 sq m	SPC Property Consultants 020 8958 5789	Second floor office to let in a secure office campus development. Kitchenette. Lift. Gas central heating. On-site security. Very well-presented. Two car parking spaces. Available on a new Full R & I lease, terms to be agreed. Rental £30,000 per annum plus VAT inclusive of service charge. (Ref: 2SVP)
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	844 sq ft 78 sq m	SPC Property Consultants 020 8958 5789	First floor office to let in a secure office campus development. Kitchenette. Lift. Gas central heating. On-site security. Very well-presented. Two car parking spaces. Available on a new Full R & I lease, terms to be agreed. Rental £30,000 per annum plus VAT inclusive of service charge. (Ref: 2SVP)
CACI House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	850 sq ft 79 sq m	SPC Property Consultants 020 8958 5789	Neat ground floor office space, divided into five offices, in a self-contained three storey building on a secure office campus. Lift. Gas central heating. Kitchen/staff breakout room. WCs. Underfloor trunking. On-site security. Well-located. Two car parking spaces. New Full R & I lease available, terms to be agreed. Rental £15,000 per annum. (Ref: 9CACI)
Amba House 15 College Road Harrow HA1 1BA	900 sq ft 84 sq m	Move In Properties Ltd 020 3641 1773	Bright and airy second floor office situated in the heart of Harrow town centre. 24-hour on-site security. Fully furnished. Lease terms are available on application. Rental £33,500 per annum (£2,792 per calendar month) inclusive of business rates and service charges. No broadband. Available immediately.
132 Pinner Road Harrow HA1 4JE	900 sq ft 84 sq m	VDBM 01923 845222	An excellent opportunity to acquire a mixed-use investment property in a sought after and well connected area. Self-contained ground floor commercial unit currently occupied. Self-contained first/second floor three bed flat currently let at £1,495 per calendar month. Total income £35,440 per annum. The property also benefits from a rear yard and two private parking spaces at the front. Currently let on a new ten year Full R & I lease at a rental of £17,500 per annum exclusive. The entire property is available for sale freehold. Guide price £660,000.
Japonica House 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 for a term to be agreed. Rental £18,500 per annum exclusive. (Ref: 8SVP LEFT)



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Roxbridge Point South Harrow Arches Stanley Road South Harrow HA2 8FZ	925 sq ft 86 sq m	VDBM 01923 845222	Roxbridge Point is a self-contained detached, newly built commercial unit finished to a high specification throughout. Dado rail trunking with power and data cabling together with patch panel. The unit also has its own WCs, fitted kitchen including dishwasher and fridge/freezer. There are fire and intruder alarms. Blinds. External bike racks along with allocated parking for three cars. LED lighting. Air-conditioning. Full power and data cabling capacity. The property would suite a variety of uses including office, educational or medical use. Available for purchase on a freehold basis. Price £399,500. Guide price plus VAT.
CACI House 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. Kitchenette. Lift. Gas central heating. Underfloor trunking. On-site security. Very well-presented. Almost new double glazed windows. Two car parking spaces. New Full R & I lease available, terms to be agreed. Rental £24,000 per annum. Rental incentives are available. (Ref: 9 SVP)
OneSixSix 166 College Road Harrow HA1 1BH	951 sq ft 88 sq m	Chamberlain Commercial 020 8429 6899	Recently fitted part third floor in one of the best office buildings in Harrow. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new lease direct from the landlord, term to be agreed. Rental £29.50 to £32.50 per sq ft.
OneSixSix 166 College Road Harrow HA1 1BH	951 sq ft 88 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Recently fitted part third floor in one of the best office buildings in Harrow constructed in the late 1980s. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.
OneSixSix 166 College Road Harrow HA1 1BH	951-10,932 sq ft 88-1,016 sq m	Chamberlain Commercial 020 8429 6899	Part ground, first, second and third floors in one of the best office buildings in Harrow. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new lease direct from the landlord, term to be agreed. Rental £29.50 to £32.50 per sq ft.
OneSixSix 166 College Road Harrow HA1 1BH	951-10,932 sq ft 88-1,016 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Part ground, first, second and third floors in one of the best office buildings in Harrow constructed in the late 1980s.. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new Full R & I lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.

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Station Road North Harrow HA2	968 sq ft 90 sq m	Blue Alpine 020 3641 9157	Self-contained office accommodation on first and second floors. Refurbished to a high standard with electric heaters, double glazing windows and phone entry system for each office. Unfurnished. Flexible terms to fit tenant's needs. Available immediately on a new lease, terms to be agreed by negotiation. Rental £25,000 (£25.80 per sq ft) per annum. VAT is not applicable to this property.
7-9 The Bridge Wealdstone Harrow HA3 5AB	980 sq ft 91 sq m	David Charles Property Consultants 020 8866 0001	Self-contained second floor office. The office has the benefit of a kitchenette, carpets, central heating, and WC facilities. The floor also has a mixture of private offices and open plan areas. The premises are located opposite Harrow & Wealdstone Station. Lease terms are available on application, Rental £19,500 per annum. (Property ID 130759)
Connect House 16 College Avenue Harrow Weald HA3 6EW	985 sq ft 92 sq m	VDBM 01923 845222	Connect House is an attractive and well-presented ground floor commercial property situated in a quiet residential street in Harrow. The building benefits from a private forecourt with multiple off-street parking spaces and a smart, pitched-roof exterior with characterful charm. Internally, the space is bright and functional, featuring a modern, open-plan office area complemented by a stylish timber-panelled feature wall, recessed lighting, and high-quality carpeting throughout. The layout also includes a glass-partitioned meeting room or private office, and a converted loft room providing ample additional storage-ideal for file archiving or ancillary use. The premises are air-conditioned and ready for immediate occupation, suiting a range of professional and service-based businesses. Available on a Full R & I lease for a term to be agreed. Rental £29,500 per annum exclusive.
369-391 Burnt Oak Broadway Edgware HA8 5AW	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. Super high-speed internet. Extensive window space. Meeting rooms. Kitchen. Boardroom. Manned security station. Reception area. WC. Central heating. Dedicated phone line. Furnished. Dedicated car parking. Available on yearly licences with longer leases negotiable. Rental from £280 per person per month. (Ref: 6419)
High Street Edgware HA8	1,000 sq ft 93 sq m	Benjamin Stevens 020 8958 1118	Fully serviced unit consisting of three floors, newly furnished, fully air-conditioned; situated in the prestigious Spring Villa Park. The first floor is for £32,000 per annum and second floor is available at £34,000 per annum. The whole unit, for a long lease, is £75,000 per annum. All bills are inclusive along with the service charge, utilities and internet (not business rates) and the tenants have access to two parking spaces. Reception: Wide spacious hallway, newly renovated. Main office: Bright office with air-conditioning. Side office: Glass wall office. Meeting room: Meeting room with carpeted floor and tall windows. Kitchen: Kitchen area with sink and long surfaces. Double Side Office. Parking and/or driveway.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Queensbury/Stanmore HA7	1,000 sq ft 93 sq m	Wex & Co 020 7768 0737	Second floor unit in a modern serviced building. Lift. Multiple aspect windows offering plenty of natural light. Bright and airy office. The property includes a private kitchenette, two WCs, separate cubicles for added privacy and air-conditioning throughout. Lease terms are available on application. Rental £24,000 per annum. Available immediately.
High Street Wealdstone HA3	1,000 sq ft 93 sq m	Wex & Co 020 8365 2836	Well presented and spacious commercial, lock up shop. The unit benefits from wooden flooring, recently upgraded electrics and heating system. The unit is currently trading as a 'high end' kitchen and bathroom store, but could be used for various other purposes. The unit is available immediately and subject to a reasonable goodwill, given the term offered and also its location. A good level of interest is anticipated in the site, so an early inspection is recommended. Lease terms available on application. Rental £20,500 per annum.
Bridge Street Pinner HA5 3HR	1,000-1,140 sq ft 93-106 sq m	Free Office Finder 020 7078 8222	Commercial property in Pinner presents a private office suite on the second floor overlooking Bridge Street. The 1,140 sq ft office would suit a range of companies of up to 20 people and can be presented furnished or unfurnished to suit needs of your company. Furnished. Kitchen facility. Lift access. Secure access. Unfurnished. Air-conditioning, broadband (fibre) and telephone systems are included. Communal and office cleaning services are provided. In addition, there are several car parking spaces available. Private services offices. Sizes available from 12 to 20 people/1,000 to 1.140 sq ft. Flexible terms for three months to three plus years. Pricing from £2,400 per month. (Ref/ID: 92338)
Kings House Kymberley Road Harrow HA1 1PT	1,000-7,500 sq ft 93-697 sq m	Chamberlain Commercial 020 8429 6899	Modern office building which currently has a ready-made space available from 1,000 sq ft to 7,500 sq ft. Offices are arranged to provide open plan workspace, together with meeting rooms and a large kitchen/breakout area. The building has an attractive reception with 24-hour concierge security and three high-speed passenger lifts. Third floor is fully refurbished with full air-conditioning and underfloor trunking. There is also the benefit of generous parking. Excellent transport links. Available by way of a new Full R & I lease for a term to be negotiated. Rental £27 per sq ft. (Ref: 2nd)
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane HA7 1BT	1,000-9,100 sq ft 93-846 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 fibre internet connection. CCTV. Private meeting and conference rooms. Reception facility. 24-hour access. Telephone answering. Business support service. Car parking. Lease terms and rental on request.

<a href="#"><u>Address</u></a>	<a href="#"><u>Size</u></a>	<a href="#"><u>Agent</u></a>	<a href="#"><u>Description</u></a>
<a href="#"><u>Offices</u></a>	<a href="#"><u>100 - 499 sq m</u></a>		
Unit 8 (3rd floor) Churchill Court 58 Station Road North Harrow HA2 7SA	1,080 sq ft 100 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx.1:440 sq ft. The offices at Churchill Court are available on flexible leases. Rental £23,760 (£22 per sq ft) per annum exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available immediately.
Unit 8 Churchill Court Station Road North Harrow HA2 7SA	1,080 sq ft 100 sq m	David Charles Property Consultants 020 8866 0001	Third floor premises within a modern, purpose-built office development. Recently refurbished throughout. Central heating. Kitchen facilities. Suspended ceilings. Carpeted. Entry phone system. Automatic passenger lift. Two parking spaces. Lease terms on application. Rental £22 per sq ft per annum. (Property ID 204951)
Parr Road Stanmore HA7	1,080 sq ft 100 sq m	Oyster Properties 020 8951 5558	Entire first floor office space offering a mixture of open plan area together with private office space, reception area and kitchenette. Ideal for storage and small office space. WC and shower room. Three allocated parking spaces. Lease terms and rental on application.
104 College Road Harrow HA1 1BQ	1,133 sq ft 105 sq m	Chamberlain Commercial 020 8429 6899	Fourth floor (rear) office suite benefitting from excellent natural light and offering a flexible range of floor space over the two combined areas. The suites are newly built with a new passenger lift and are currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to tube station. Available by way of a new Full R & I lease for a term to be negotiated. Rental £30,500 (£27 per sq ft) per annum.
Unit 12A Honeypot Business Centre Parr Road Stanmore HA7 1NL	1,140 sq ft 106 sq m	Chamberlain Commercial 020 8429 6899	Unit 12A is a fit-out office space which forms part of Honeypot Business Centre complex. The entire first-floor of 1,140 sq ft is available to rent. Flexible workspace ideal for a range of commercial uses. With its own private entrance, the space is arranged as two offices plus a welcoming entrance area, making it perfect for businesses looking for a professional yet adaptable environment. The office is self-contained, and it comes with its own dedicated entrance and three parking spaces. Available by way of a new Full R & I lease for a term to be negotiated. Rental £17,500 per annum (approx. £15 per sq ft).
104 College Road Harrow HA1 1BQ	1,133-2,799 sq ft 105-260 sq m	Chamberlain Commercial 020 8429 6899	Two newly created office suites each benefitting from excellent natural light and offering a flexible range of floor space over the two combined areas. The suites are newly built on the fourth floor with a new passenger lift and are currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to tube. Available by way of a new Full R & I lease for a term to be negotiated. Rental £30,500 to £75,500 per annum (£27 per sq ft).

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104 College Road Harrow HA1	1,150 sq ft 107 sq m	Abacus Estates 020 8139 6971	A selection of 11 individual offices situated on the second floor of a newly renovated building. This refurbished building offers a perfect blend of modern convenience and accessibility, making it an ideal choice for those seeking a comfortable and well-connected living space in the heart of the bustling city. Roof terrace. Furnished or unfurnished. Length of license by negotiation. Rental £46,000 per annum (£120 per week per office) all-inclusive. Available immediately. Parking available at extra cost.
Kirkland House 11-15 Peterborough Road Harrow HA1 2AX	1,177-2,357 sq ft 109-219 sq m	Chamberlain Commercial 020 8429 6899	Entire ground floor as a single office suite of 2,357 sq ft with five car parking spaces. These modern offices are arranged as open plan with a range of private executive offices and meeting rooms. The floor has E class planning consent and could also be used as a medical centre. Kirkland House is an attractive brick built office building with a large reception entrance. The office space is modern with suspended ceilings and LED tiled lights. The offices have internal glass partitions which provide a range of open plan workspace and private executive offices and meeting rooms. New Full R & I lease available for a term to be agreed. Rental £33,587 to £63,588 per annum (£27 per sq ft) plus VAT and is exclusive of business rates and service charge.
College Road Harrow HA1	1,250 sq ft 116 sq m	Ferrari Dewe & Co 020 8427 4288	Third floor rear office accommodation. Good natural light throughout. Suspended ceilings with recessed lighting, heating, air-conditioning carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available on application. Rental £31,250 (£25 per sq ft) plus VAT per annum exclusive.
College Road Harrow HA1	1,250 sq ft 116 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor rear office accommodation. Good natural light throughout. Suspended ceilings with recessed lighting, heating, air-conditioning carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available on application. Rental £31,250 (£25 per sq ft) plus VAT per annum exclusive.
104 College Road Harrow HA1 1BQ	1,250 sq ft 116 sq m	VDBM 01923 845222	Modern and versatile fourth floor (rear) office suite situated in the heart of Harrow. Newly refurbished space offers high quality accommodation suitable for a variety of businesses. Suite benefits from suspended ceilings with recessed LED lighting, perimeter trunking for data and power and excellent natural light throughout. The property also benefits from on site parking, a rare amenity in such a central location. Ready for immediate occupation. Available on a new Full R & I lease for a term to be agreed. Rental £25 per sq ft per annum exclusive.
104 College Road Harrow HA1 1BQ	1,250-3,000 sq ft 116-279 sq m	VDBM 01923 845222	Modern and versatile fourth floor office suites situated in the heart of Harrow. These newly refurbished spaces offer high quality accommodation suitable for a variety of businesses. Each suite benefits from suspended ceilings with recessed LED lighting, perimeter trunking for data and power and excellent natural light throughout. The property also benefits from on site parking, a rare amenity in such a central location. Ready for immediate occupation. Available on a new Full R & I lease for a term to be agreed. Rental £25 per sq ft per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
College Road Harrow HA1	1,250-4,250 sq ft 116-395 sq m	Ferrari Dewe & Co 020 8427 4288	Office accommodation located on third and fourth floors. Good natural light throughout. Air-conditioning, heating, suspended ceilings with recessed lighting, carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available on application. Rental £25 per sq ft plus VAT per annum exclusive.
Unit 7 Bradburys Court Lyon Road Harrow HA1 2BY	1,257 sq ft 117 sq m	Chamberlain Commercial 020 8429 6899	Bradburys Court forms part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq ft of commercial space. Bradburys Court is an eight storey office building with floor to ceiling windows and panoramic views. These high quality offices are recently refurbished, fully air-conditioned with access raised floors and LED lighting. Fully fitted in 2021. Ready to occupy. Male and female WCs and fitted kitchen. The building has 24-hour access, CCTV and security controlled access. The property is for sale on a virtual freehold basis (999 year head lease). The asking price is £725,000 plus VAT
34 Byron Hill Road Harrow on the Hill HA2 0HY	1,285 sq ft 119 sq m	David Charles Property Consultants 020 8866 0001	The property comprises of ground floor office space which is known as 34 Byron Hill. The offices have the benefit of gas fired central heating, a lease line, double glazing and Cat 5 cabling. To the front of the building there is one parking space whilst further business permits are available for on street parking. The premises is located on the east-side of Byron Hill Road and conveniently located a short walk away from South Harrow Underground Station and Harrow-on-the-Hill Station. Price £725,000. (Property ID 130752)
32 & 34 Byron Hill Road Harrow on the Hill HA2 0HY	1,285-2,237 sq ft 119-208 sq m	David Charles Property Consultants 020 8866 0001	The premises is located on the east-side of Byron Hill Road and conveniently located a short walk away from South Harrow Underground Station and Harrow-on-the-Hill Station. The property is also situated within walking distance of numerous shops, restaurants, cafes and pubs. Bus routes are available from both Lower Road and Harrow on the Hill High Street. Price £1,100,000. (Property ID 130751)
Middlesex House 118-134 College Road Harrow HA1 1BQ	1,300 sq ft 121 sq m	10X Rising 0121 721 7690	Office to let in a modern third floor office which takes advantage of the building's curved frontage with wall to wall windows allowing in an abundance of natural light. An occupier would benefit from air-conditioning and, double glazing. Features include a modern finish, large open space, glass partitioned offices and lift access. One allocated parking space. Lease terms available on application. Rental £33,800 per annum (£2,816.66 per calendar month).
Middlesex House 118-134 College Road Harrow HA1 1BQ	1,348 sq ft 125 sq m	10X Rising 0121 721 7690	Office to let in a modern third floor office which takes advantage of the building's curved frontage with wall to wall windows allowing in an abundance of natural light. An occupier would benefit from air-conditioning and, double glazing. Features include a modern finish, large open space, glass partitioned offices and lift access. One allocated parking space. Lease terms and rental available on application.



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Penthouse Office Bradburys Court Lyon Road Harrow HA1 2BY	1,375 sq ft 128 sq m	Chamberlain Commercial 020 8429 6899	Bradburys Court is a 2019 built nine storey office building forming part of the Lyon Square development in Harrow town centre. The Penthouse office floor is fully fitted to a high standard and is arranged as three office suites with shared open plan kitchen and male and female WCs. The offices have floor to ceiling windows with stunning panoramic views. The three offices suites have been fully rented to professional companies since construction in 2019. The building has secure fully controlled security access. The entrance lobby leads to a high speed passenger lift which serves all floors and is access controlled by security fob only. Air-conditioning, full access raised floors, metal tiled suspended ceilings and recessed LED lighting. Windows are fitted with electric sun blinds. The internal office layout can accommodate workspace for about 20 people plus a meeting room. Secure basement bicycle stores. Permit parking is available nearby at a cost of approx. £50 per month. Available now. Virtual freehold for sale 999 year head lease from 2019. Price £725,000.
Church Road Stanmore HA7	1,450 sq ft 135 sq m	Prideview Group 020 4559 0084	Bright and airy office suite in a well-maintained office building. The building entrance is adjacent to Costa Coffee on Church Road and the second floor is accessed via a passenger lift. Suite provides 1,450 sq ft of modern office space, with air-conditioning and suspended ceilings with Cat2 lighting. The offices have an open plan layout with several partitioned executive offices (five rooms and open plan). Furnished. Fitted offices. Private kitchen. Allocated car parking to the rear of the building. Available on a new Full R & I lease for a term to be agreed. The rental is £35,000 per annum (approx. £24 per sq ft). Rental is subject to VAT and exclusive of service charge, business rates and insurance costs.
OneSixSix 166 College Road Harrow HA1 1BH	1,464 sq ft 136 sq m	Chamberlain Commercial 020 8429 6899	Part ground floor in one of the best office buildings in Harrow. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new lease direct from the landlord, term to be agreed. Rental £29.50 to £32.50 per sq ft.
OneSixSix 166 College Road Harrow HA1 1BH	1,464 sq ft 136 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Part ground floor in one of the best office buildings in Harrow constructed in the late 1980s. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new Full R & I lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.



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OneSixSix 166 College Road Harrow HA1 1BH	1,464-9,856 sq ft 136-916 sq m	Avison Young 020 7493 2180	Part ground, second and third floors in one of the best specified office buildings in Harrow, having been fully refurbished in 2016, the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new Full R & I lease direct from the landlord, term to be agreed. Rental £29.50 per sq ft.
Suite 3 Stanmore Towers 8-14 Church Road Stanmore HA7 4AW	1,469 sq ft 137 sq m	David Charles Property Consultants 020 8866 0001	First floor office previously occupied by a dental surgery, the suite has been recently refurbished, benefiting from fresh paint, new carpeting, a modern kitchenette, and upgraded LED lighting. There are communal male and female WCs available on the first floor. Rear access leading to car park. Two allocated parking spaces in the rear car park. The premises are available by way of a new lease for a term by arrangement. Rental £23 per sq ft per annum. (Property ID 228472)
Suite 3 Stanmore Towers 8-14 Church Road Stanmore HA7 4AW	1,469 sq ft 137 sq m	VDBM 01923 845222	Bright open plan office space, ideal for a variety of business needs including surgery use. Recently refurbished, the suite features a contemporary suspended ceiling with integrated lighting, large double glazed windows providing excellent natural light and carpeted throughout. Layout includes a private kitchenette area for added convenience and the open floor plan allows for flexible workspace design. There are two allocated parking spaces in the rear car park. The suite is situated within a well maintained building with secure access and shared facilities. Available on a Full R & I lease for a term to be agreed. Rental £33,053 per annum exclusive.
Ladysmith Road Harrow HA3	1,480 sq ft 138 sq m	Alexandra Park 020 7768 1347	Ground floor self-contained office in Harrow. The premises has been fitted out in a modern style and is ready for occupation. The current layout offers large open spaces as well as glass partitioned meeting rooms/offices with the advantage of being customised further. Other benefits include air-conditioning, parking and use of outdoor space. Kitchen-diner. Full double glazing. Lease terms are available on application. Rental £30,000 per annum (£2,500 per calendar month). Available now.
Station Road North Harrow HA2	1,529 sq ft 142 sq m	Blue Alpine 020 3641 9157	Office to let. Comprises corner retail shop at ground floor with self-contained offices at first and second floor. Refurbished to a high standard with electric heaters, double glazing windows and phone entry system for each office. VAT is not applicable to this property. Available immediately on a new lease with flexible terms to be agreed by negotiation. Open plan retail. WC. Kitchenette. First floor: meeting room - 5.1 sq m (55 sq ft). Office Room 1 - 22.6 sq m (244 sq ft). Office room 2 - 14.4 sq m (155 sq ft). Kitchenette - 2.8 sq m (31 sq ft). WC. Second floor: Office room 3 - 22.9 sq m (246 sq ft). Office room 4 - 14.9 sq m (161 sq ft). WC. Available on a new lease with terms to be agreed by negotiation. Rental £45,000 (£29.40 per sq ft) per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 3 Artisan Place 23 Ladysmith Road Harrow HA3 5FE	1,540 sq ft 143 sq m	Chamberlain Commercial 020 8429 6899	Artisan Place is a mixed use development constructed in 2015 by Barratt Homes. The scheme includes a terrace of five commercial ground floor studio offices. Unit 3 comprises 1,540 sq ft and is fitted out to a high and contemporary standard with a mix of open plan offices space, glass meeting rooms and generous breakout areas. There is a fully fitted kitchen, male and female WCs and a shower facility. The unit also benefits from an outside terrace and access to communal gardens. Other benefits include full air-conditioning, wood floors, under floor trunking, LED lighting, CCTV, UPVC double glazing. One allocated car parking space. Available by way of a long leasehold interest of 157 years from 2015 at an annual peppercorn ground rent. The asking price is £675,000. Alternatively, the offices can be leased on a term to be negotiated at an asking rent of £35,000 per annum.
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. Viewing highly recommended. Available immediately by way of a new Full R & I lease for a term by negotiation. Rental £46,680 per annum inclusive of service charge. VAT and business rates are payable by the tenant.
Suite 2 Congress House Lyon Road Harrow HA1 2EN	1,585 sq ft 147 sq m	VDBM 01923 845222	Congress House is an office building situated in the heart of Harrow. It has a private car park with marked allocated spaces and also visitor parking. It has an attractive entrance which brings you into a charming reception area which is manned throughout the day by a concierge who can help with any queries tenants may have on a day to day basis. The building also benefits from two lifts serving all floors. The suite is situated on the third floor and has been refurbished with new carpets and freshly painted walls ready for a new tenant to come in and make the space as they wish. New leases available with terms to be agreed. Attractive terms. Service charge £7.75 per sq ft. Rental £15 per sq ft per annum exclusive. Under offer.
104 College Road Harrow HA1 1BQ	1,666 sq ft 155 sq m	Chamberlain Commercial 020 8429 6899	Fourth floor (front) office suite benefitting from excellent natural light and offering a flexible range of floor space over the two combined areas. The suites are newly built with a new passenger lift and are currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to underground station. Available by way of a new Full R & I lease for a term to be agreed. Rental £45,000 (£27 per sq ft) per annum.
80 High Street Wealdstone Harrow HA3 7AF	1,666 sq ft 155 sq m	David Charles Property Consultants 020 8866 0001	The building comprises of the former Harrow & Wealdstone Police Station designed by John Dixon Butler in 1907. The premises comprises of a central staircase core and three good size rooms. The premises are predominantly shell and core ready for tenants fit out. The restaurant unit has an outdoor area that could be used to create outdoor seating. Lease terms are available on application. Rental £35,000 per annum. (Property ID 130760)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
104 College Road Harrow HA1	1,732 sq ft 161 sq m	Abacus Estates 020 8139 6971	A selection of 11 individual offices situated on the second floor of a newly renovated building. This refurbished building offers a perfect blend of modern convenience and accessibility, making it an ideal choice for those seeking a comfortable and well-connected living space in the heart of the bustling city. Roof terrace. Furnished or unfurnished. Length of license by negotiation. Rental £65,000 per annum (£120 per week per office) all-inclusive. Available immediately. Parking available at extra cost.
Unit 6 Harrow Square College Road Harrow HA1	1,743 sq ft 162 sq m	Infinity Property 020 8115 1823	Available for all commercial uses. Extensive glass front. Neighbouring newly built Greenhill Library. 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. Unit 6 is in the rear block of Harrow square and has an internal floor area of 1,743 sq ft. The unit has an extensive glass frontage facing onto the walkway linking Harrow Square with Station Road and would be ideal for offices, creche, martial arts dojo, fitness studio or training centre. Available In Shell & core condition. Double height space. Unfurnished. Rental £43,572 per annum. Business rates not included. Available now.
College Road Harrow HA1	1,750 sq ft 163 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor front office accommodation. Good natural light throughout. Suspended ceilings with recessed lighting, heating, air-conditioning carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available on application. Rental £43,750 (£25 per sq ft) per annum exclusive.
104 College Road Harrow HA1 1BQ	1,750 sq ft 163 sq m	VDBM 01923 845222	Modern and versatile fourth floor (front) office suite situated in the heart of Harrow. Newly refurbished space offers high quality accommodation suitable for a variety of businesses. Suite benefits from suspended ceilings with recessed LED lighting, perimeter trunking for data and power and excellent natural light throughout. The property also benefits from on site parking, a rare amenity in such a central location. Ready for immediate occupation. Available on a new Full R & I lease for a term to be agreed. Rental £25 per sq ft per annum exclusive.
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	1,777 sq ft 165 sq m	VDBM 01923 845222	First floor (part) office suite in a well presented office suites in a prominent town centre location. Suits a variety of occupiers from start-ups to established firms. The property benefits from modern reception area, lift access, allocated parking, gas central heating throughout and air-conditioning in selected suites. These bright and functional offices offer a professional working environment just a short walk from Harrow's main amenities and transport hubs. The premises are available on a new Full R & I lease for a term to be agreed. Rental £25,000 per annum exclusive. Available immediately.
Camrose House 2A Camrose Avenue Edgware HA8 6EG	1,810 sq ft 168 sq m	Office Freedom 020 3603 2576	Ground floor in a modern two storey stand-alone office building. Four car parking spaces. Electricity will be recharged monthly. Great transport links nearby. Lease terms and rental on request. (Ref: 85836)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Middlesex House 118-134 College Road Harrow HA1 1BQ	2,000 sq ft 186 sq m	10X Rising 0121 721 7690	Office to let in a modern third floor office which takes advantage of the building's curved frontage with wall to wall windows allowing in an abundance of natural light. An occupier would benefit from air-conditioning and, double glazing. Features include a modern finish, large open space, glass partitioned offices and lift access. One allocated parking space. Lease terms available on application. Rental £52,000 per annum (£4,333.33 per calendar month).
Westbury House 23-25 Bridge Street Pinner HA5 3HR	2,000 sq ft 186 sq m	Harrow Business Centre 020 8515 2750	Westbury House is a modern brick build office building on ground and three upper floors. There is retail space and offices available, all have the benefit of air-conditioning/heating, suspended ceilings, kitchen facilities, carpets, WCs and an automatic passenger lift. Amenities: Large open plan office suites; Car parking; Double glazing; Raised floor; and Entry phone system. Availability: First floor offices. Guide price for entire floor £300 per desk per month assuming 25 desks.
Westbury House 23-25 Bridge Street Pinner HA5 3HR	2,000 sq ft 186 sq m	Harrow Business Centre 020 8515 2750	Westbury House is a modern brick build office building on ground and three upper floors. There is retail space and offices available, all have the benefit of air-conditioning/heating, suspended ceilings, kitchen facilities, carpets, WCs and an automatic passenger lift. Amenities: Large open plan office suites; Car parking; Double glazing; Raised floor; and Entry phone system. Availability: Second floor offices. Guide price for entire floor £300 per desk per month assuming 25 desks.
First National House 79 College Road Harrow HA1 1BD	2,000-8,626 sq ft 186-802 sq m	Chamberlain Commercial 020 8429 6899	Entire fifth floor of office space offering panoramic views across Harrow. The offices benefit from a modern, high specification, internal fit-out with large open plan office areas, executive cellular offices, meeting rooms, breakout spaces and a reception area. There is air-conditioning throughout. First National House is a landmark building totalling 43,000 sq ft of high quality office space and features a modern ground floor reception with full concierge service and two high speed passenger lifts. The office space features large windows to all exterior walls giving plenty of natural light. The offices have been fully fitted to a high standard by the current tenant, offering a new occupier a potentially considerable cost saving. There is a landlords package for an open plan refurbished finish. 18 car parking spaces allocated to the offices. Available by way of a new Full R & I lease, terms on application. Rental £25 per sq ft.
2 Hobbs House Harrobian Business Village Bessborough Road Harrow HA1 3EX	2,084 sq ft 194 sq m	Chamberlain Commercial 020 8429 6899	Attractive brick built office set over three floors. The property has been modernised and well maintained. Benefits include gas heating, comfort cooling, WCs to each floor and security installations. Good condition. Popular development. Close to tube station. Six car spaces. The property is available freehold with full vacant possession. The asking price is £995,000 plus VAT.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	2,099 sq ft 195 sq m	VDBM 01923 845222	Second floor (part) office suite in a well presented office suites in a prominent town centre location. Suits a variety of occupiers from start-ups to established firms. The property benefits from modern reception area, lift access, allocated parking, gas central heating throughout and air-conditioning in selected suites. These bright and functional offices offer a professional working environment just a short walk from Harrow's main amenities and transport hubs. The premises are available on a new Full R & I lease for a term to be agreed. Rental £29,000 per annum exclusive. Available immediately.
23-25 Bridge Street Pinner HA5	2,120 sq ft 197 sq m	Office Freedom 020 3603 2576	Second floor front and rear managed office suite. Breakout space. Air-conditioned. Cleaning services. Walking distance to Pinner station. High street location. Lease terms and rental on application. (Ref: 65015)
Unit 3 Churchill Court Station Road North Harrow HA2 7SA	2,160 sq ft 201 sq m	David Charles Property Consultants 020 8866 0001	The premises are situated within a modern, purpose-built office development. The building is an end of terrace brick property at the front of the scheme, planned on ground, first and second floors. It has the benefit of five parking spaces. Price on application. Under offer. (Property ID 200220)
Unit 3 Churchill Court 58 Station Road North Harrow HA2 7SA	2,200 sq ft 204 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx. 1:440 sq ft. The offices at Churchill Court are available on flexible leases. Rental £48,400 (£22 per sq ft) per annum exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available immediately.
Station House 11 Masons Avenue Harrow HA3 5AH	2,210 sq ft 205 sq m	Chamberlain Commercial 020 8429 6899	Station House is a mixed use building with upper floors of residential and a ground floor self-contained commercial unit. Own kitchen and male and female WCs. The unit was previously occupied by a Church and could be utilised by a broad range of users, including medical, education, office, retail or a creche. The space is currently in a shell and core condition ready for the new occupier to fit-out. Available by way of a new Full R & I lease, term to be agreed. Rental £55,250 per annum (£25 per sq ft). The unit is also available by way of a virtual freehold long lease at an asking price of £700,000 subject to contract.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
352 Station Road Harrow HA1 2DE	2,250 sq ft 209 sq m	Chamberlain Commercial 020 8429 6899	A great opportunity to rent prominent high street offices in a prime location. Formerly the Skipton Building Society branch and is currently occupied by a firm of solicitors who are relocating to a larger office. The property is arranged over two floors (ground floor 1,150 sq ft and first floor 1,100 sq ft) and consists of a range of private and open plan offices, meeting rooms, staff break-out space and WCs. The property is in good condition with partial air-conditioning, CAT 5 cabling, LED lighting and new fitted kitchen space. The property could also lend itself to medical, retail or showroom purposes. Available on a Full R & lease for 10 years from Jan. 2024. The next rent review is due in Jan. 2029. Rental £32,500 per annum.
Hygeia Building 66-68 College Road Harrow HA1 1BE	2,274 sq ft 211 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Ground floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Newly refurbished welcome and reception area. Breakout work bench in reception. Full height central atrium. 4 x 13 person passenger lifts. 24-hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Fully air-conditioned. Suspended ceilings and LED lighting. Fully accessible raised floors. Excellent parking ratio (1 parking space: 419 sq ft). Lease terms on request. Rental £32.50 per sq ft per annum.
Hygeia Building 66-68 College Road Harrow HA1 1BE	2,274 sq ft 211 sq m	Chamberlain Commercial 020 8429 6899	A ground floor commercial unit occupying one of the most prime positions in Harrow town centre. Forming part of the Hygeia office building, the unit has the benefit of utilising a prestigious concierge reception and waiting area. This is an amazing opportunity for a ground floor office user, medical practitioner or high end food and beverage operator. Hygeia is considered to be one of Harrow's best office buildings which features an impressive central glass atrium reception. The ground floor suite has been refurbished and has its own street entrance in addition to the main building reception. The offices feature high ceilings, air-conditioning and LED lighting. The space has its own services and access to basement level allocated car parking. Available by way of a new lease for a term to be agreed. Rental £73,500 per annum plus VAT excl. of business rates, service charge and all other outgoings.
Hygeia 66-68 College Road Harrow HA1 1BE	2,274-5,747 sq ft 211-534 sq m	VDBM 01923 845222	Hygeia is a bright and airy, high spec offices building with a newly refurbished reception area with a full height central atrium. Ground and fourth floor office space to let. 24 hour access and security and remote CCTV monitoring. Fully air-conditioned and suspended ceilings with LED lighting. 4 x 13 passenger lifts. Excellent car parking. New Full R & I lease available direct from the landlord. Rental £32.50 per sq ft.



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Hygeia Building 66-68 College Road Harrow HA1 1BE	2,274-9,494 sq ft 211-882 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Part ground floor and part second floor office space in a premium specification office property built in 1991, arranged over ground, mezzanine and five upper floors around an impressive full height central atrium with wall-climber lifts. Reception area has been recently updated to provide an impressive entrance for occupiers and visitors. The design-led reception area features breakout workspace. Bright, open plan offices. Fully air-conditioned. Four x 13 person lifts. Fully accessible raised floors. Male and female restrooms on each floor and accessible WCs are available. 24/7 access. On-site management team. Excellent parking ratio at 1:419 sq ft. Lease terms on request. Rental £32.50 per sq ft per annum.
226-228 Kenton Road Harrow HA3 8BZ	2,319 sq ft 216 sq m	VDBM 01923 845222	The property is a substantial building with accommodation arranged over two floors plus attic floor. It comprises two former houses linked together on a self-contained site with prominent street visibility. It is ideal for a range of businesses including offices, professional services, education or medical. The accommodation comprises several individual rooms on both floors but some of these could be inter-linked/combined if required. The property is in need of modernisation and some repair. Landlord is open to discussions with regards to a rent free period. Large car park to the rear with a separate entrance and exit to Kenton Road. Available on a Full R & I lease for a term to be agreed. Rental £55,000 per annum exclusive (VAT not applicable).
Kirkland House 11-15 Peterborough Road Harrow HA1 2AX	2,357 sq ft 219 sq m	Chamberlain Commercial 020 8429 6899	Entire ground floor as a single office suite of 2,357 sq ft with five car parking spaces. These modern offices are arranged as open plan with a range of private executive offices and meeting rooms. The floor has E class planning consent and could also be used as a medical centre. Kirkland House is an attractive brick built office building with a large reception entrance. The office space is modern with suspended ceilings and LED tiled lights. The offices have internal glass partitions which provide a range of open plan workspace and private executive offices and meeting rooms. Available by way of a new Full R & I lease, term to be agreed. Rental £63,588 per annum (£27 per sq ft) plus VAT and is exclusive of business rates and service charge.
Unit 3 Masters Court Lyon Square Harrow HA1 2BT	2,364 sq ft 220 sq m	Chamberlain Commercial 020 8429 6899	The final remaining unit in the popular new development of Lyon Square. Masters Court consists of six two storey commercial units, five of which have now been sold to medical, office and storage users. Unit 3 is over ground and first floors, in shell and core condition and offers a buyer the opportunity to create something special. The ground floor has lofty ceiling heights and scope to install a feature staircase. The first floor has stunning floor to ceiling windows which look onto attractive landscaped gardens. The high eaves height may also appeal to E-commerce or storage users. Available to buy or rent. Lease terms and rental are on request. Price on application.



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
8-10 Station Parade Kenton Lane Belmont Circle Harrow HA3 8SB	2,446 sq ft 227 sq m	David Charles Property Consultants 020 8866 0001	Freehold parade of shops and residential ground rent investments for sale. The portfolio comprises of the freehold and long leasehold interest of three mid-terraced shops and uppers situated in a prominent position on Station Parade at its junction with Belmont Circle roundabout. Nearby retailers include Tesco, Wenzels and Costa Coffee. Self-dedicated car park to the rear. Offers in excess of £1,000,000. (Property ID 230749)
Unit 2 Carmin Court 202 Imperial Drive Rayners Lane HA2 7HG	2,489 sq ft 231 sq m	VDBM 01923 845222	Office space finished to a high standard offering a variety of open plan office space along with two additional meeting rooms, an open plan reception area and a fully fitted server room. Large eat-in kitchen plus male and female WCs. Air-conditioning. 386 sq ft storage room. Seven car parking spaces. 999 year lease. For sale £1,200,000. Guide price.
15/17 Bridge Street Pinner HA5 3HU	2,676 sq ft 249 sq m	David Charles Property Consultants 020 8866 0001	Substantial ground floor retail unit in a prime location. Premises comprise a ground floor retail unit which was previously occupied by Barclays Bank. The unit is currently in shell condition and features a predominantly open-plan layout with WCs situated towards the rear. Additionally, there is a rear access and six allocated parking spaces. The premises are available by way of a new lease for a term by arrangement. Rental £60,000 per annum. (Property ID 220245)
38-44 St Anns Road Harrow HA1 1LA	2,900 sq ft 270 sq m	Chamberlain Commercial 020 8429 6899	A commercial space in prime location offering 2,900 sq ft of built accommodation together with an external terrace of a further 2,500 sq ft. The property is on the second floor above the new B&Q unit. The unit has its own ground floor entrance with large signage space, which leads to an entrance lobby with a private lift and stairs to the second floor. Currently arranged as offices but has E class planning consent. The property may also lend itself to a restaurant, members club, shisha lounge, gym or a medical centre. The property is for sale by way of a virtual freehold 999 year head lease. Price £950,000.
107 Hindes Road Harrow HA1 1RU	2,981 sq ft 277 sq m	David Charles Property Consultants 020 8866 0001	Rarely available freehold office building for sale. Property comprises a two storey office building situated on in a residential setting. The first floor provides 5-6 offices, a filing room and kitchenette. Externally, to the front and rear of the property there are four parking spaces. Given the surroundings of the property, it is ideal for developers, care operators and special educational needs schools. Suitable for conversion to residential (subject to planning permission). Scope to add additional floors under permitted development. Offers sought in the region of £1,285,000. (Property ID 234254)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 11 Churchill Court 58 Station Road North Harrow HA2 7SA	3,030 sq ft 282 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx. 1:440 sq ft. The offices at Churchill Court are available on flexible leases. Rental £66,660 (£22 per sq ft) per annum exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available immediately.
Unit 11 Churchill Court Station Road North Harrow HA2 7SA	3,030 sq ft 282 sq m	David Charles Property Consultants 020 8866 0001	The premises are situated within a modern, purpose-built office development. The building is an end of terrace brick property at the front of the scheme, planned on ground, first and second floors. Central heating. Suspended ceilings. CCTV. Kitchen facilities. Double glazing. Entry phone system. Six car parking spaces. Lease terms on application. Rental £22 per sq ft per annum. (Property ID 204944)
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	3,173 sq ft 295 sq m	Dutch & Dutch 020 7794 7788	Third floor in one of Harrow's most prominent office buildings offering unrivalled amenities in a prime site close to the underground station. Of classic post-modernist design, this self-contained office building provides nine car parking spaces in a secure ground floor car park (additional parking is possible in private access road). Following the departure of the previous tenant who had occupied for over 20 years, the owners initiated an enhancement and re-branding program adding a selection of amenities usually found only in the highest quality buildings in London. Excellent natural light throughout. Full access flexible raised floor. State of the art zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Parking for 14 cars. Lease terms on request. Rental £95,190 per annum (£30 per sq ft).
Hill House 67-71 Lowlands Road Harrow HA1 3AW	3,173 sq ft 295 sq m	Robert Irving Burns 020 8128 0467	Third floor office suite in a newly refurbished high quality office HQ suitable for business Class E (offices, medical, leisure etc.). Prominent building offers unrivalled amenities in a prime location. Enhanced and rebranded adding a selection of amenities. Zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Full access flexible raised floor system. Excellent natural light. High quality carpeting. Parking for up to 14 cars in a secure ground floor car park (additional parking is possible in a private access road). New effective Full R & I lease(s) available direct from the landlord for a term to be agreed. Rental 95,190 (£30 per sq ft) per annum. (Ref: 102746)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	3,173-6,358 sq ft 295-591 sq m	Dutch & Dutch 020 7794 7788	Second and third floor in one of Harrow's most prominent office buildings offering unrivalled amenities in a prime site close to the underground station. Of classic post-modernist design, this self-contained office building provides nine car parking spaces in a secure ground floor car park (additional parking is possible in private access road). Following the departure of the previous tenant who had occupied for over 20 years, the owners initiated an enhancement and re-branding program adding a selection of amenities usually found only in the highest quality buildings in London. Excellent natural light throughout. Full access flexible raised floor. State of the art zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Parking for 14 cars. Lease terms on request. Rental £95,190 to £190,740 per annum (£30 per sq ft).
Hill House 67-71 Lowlands Road Harrow HA1 3AW	3,173-6,358 sq ft 295-591 sq m	Robert Irving Burns 020 8128 0467	Newly refurbished high quality office HQ suitable for business Class E (offices, medical, leisure etc.). Prominent building offers unrivalled amenities in a prime location. Enhanced and rebranded adding a selection of amenities. Zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Full access flexible raised floor system. Excellent natural light. High quality carpeting. Parking for up to 14 cars in a secure ground floor car park (additional parking is possible in a private access road). New effective Full R & I lease(s) available direct from the landlord for a term to be agreed. Rental from £95,190 (£30 per sq ft) per annum. (Ref: 102746)
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	3,185 sq ft 296 sq m	Dutch & Dutch 020 7794 7788	Second floor in one of Harrow's most prominent office buildings offering unrivalled amenities in a prime site close to the underground station. Of classic post-modernist design, this self-contained office building provides nine car parking spaces in a secure ground floor car park (additional parking is possible in private access road). Following the departure of the previous tenant who had occupied for over 20 years, the owners initiated an enhancement and re-branding program adding a selection of amenities usually found only in the highest quality buildings in London. Excellent natural light throughout. Full access flexible raised floor. State of the art zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Parking for 14 cars. Lease terms are available on application. Rental £95,550 per annum (£30 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Hill House 67-71 Lowlands Road Harrow HA1 3AW	3,185 sq ft 296 sq m	Robert Irving Burns 020 8128 0467	Second floor office suite in a newly refurbished high quality office HQ suitable for business Class E (offices, medical, leisure etc.). Prominent building offers unrivalled amenities in a prime location. Enhanced and rebranded adding a selection of amenities. Zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Full access flexible raised floor system. Excellent natural light. High quality carpeting. Parking for up to 14 cars in a secure ground floor car park (additional parking is possible in a private access road). New effective Full R & I lease(s) available direct from the landlord for a term to be agreed. Rental from £95,500 (£30 per sq ft) per annum. (Ref: 102746)
Grove House 55 Lowlands Road Harrow HA5 5PZ	3,374 sq ft 314 sq m	Chamberlain Commercial 020 8429 6899	The fourth floor of Grove House was subject to a full refurbishment in 2015, which saw the floor stripped back to shell and refitted as the HQ for a media company. The offices now provide attractive and contemporary offices with full air-conditioning, led lighting and integrated cabling. A particular feature of the floor is the generous breakout kitchen area with full catering and client entertainment facilities. Washrooms are also designed to a hotel standard. The fourth floor has quadruple aspect windows and excellent parkland and urban views. New lift. Available by way of a new Full R & I lease for a term to be agreed. Rental on application.
Healthaid House Marlborough Hill Harrow HA1 1UD	3,430 sq ft 319 sq m	David Charles Property Consultants 020 8866 0001	Substantial modern office space to let. The premise comprise a first-floor modern office space in a well-known office building. Includes conference rooms, general office space, private suites, kitchen and storage. The space is predominantly open plan with some partitioned rooms for privacy, storage, and kitchen areas. Passenger lift. Double glazed windows. Air-conditioned and heated unit. Prestigious reception area. There are six parking spaces at the front of the building. Available by way of a new lease for a term upon agreement. Rental £23 per sq ft. (Property ID 290525)
Healthaid House Marlborough Hill Harrow HA1 1UD	3,430 sq ft 319 sq m	Chamberlain Commercial 020 8429 6899	The available accommodation comprises the entire first floor of a modern, purpose-built office building. The unit is arranged predominantly as open-plan office space, with several partitioned areas currently configured as private offices, meeting rooms, kitchen, and storage. The premises are air-conditioned, centrally heated, and benefit from double glazed windows, a passenger lift, and access to a shared reception area at ground level. The suite has its own kitchen and welfare facilities, and there is provision for six on-site car parking spaces. The premises are offered by way of a new Full R & I lease on terms to be agreed. Rental £25 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Hygeia Building 66-68 College Road Harrow HA1 1BE	3,473 sq ft 323 sq m	VDBM 01923 845222	Fourth floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Newly refurbished welcome and reception area. Breakout work bench in reception. Full height central atrium. 4 x 13 person passenger lifts. 24-hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Fully air-conditioned. Suspended Ceilings and LED lighting. Fully accessible raised floors. Excellent parking ratio (1 parking space: 419 sq ft). Lease terms on request. Rental £32.50 per sq ft per annum.
Middlesex House 118-134 College Road Harrow HA1 1BQ	3,500 sq ft 325 sq m	10X Rising 0121 721 7690	Office to let in a modern third floor office which takes advantage of the building's curved frontage with wall to wall windows allowing in an abundance of natural light. An occupier would benefit from air-conditioning and, double glazing. Features include a modern finish, large open space, glass partitioned offices and lift access. One allocated parking space. Lease terms available on application. Rental £91,000 per annum (£7,583.33 per calendar month).
Health Aid House Marlborough Hill Harrow HA1 1UD	3,501 sq ft 325 sq m	Claridges Commercial 020 8559 1122	Refurbished first floor office within a modern building. The premises proved an excellent image for an expanding company. Features include: Air-conditioning, CAT II lighting, perimeter trunking, gas central heating, high security access, six parking spaces (more available at cost), reception area, network cabled, partitioned meeting room and kitchen, fully carpeted, double glazed and passenger lift. Available on a new Full R & I lease for a term of five years. Rental £78,772 per annum (£22.50 per sq ft). The lease is outside the provision of the Landlord & Tenant Act 1954. (Ref: 024895)
Health Aid House Marlborough Hill Harrow HA1 1UD	3,501 sq ft 325 sq m	Chamberlain Commercial 020 8429 6899	The premises comprise the entire first floor of a modern, detached office building. The office space is arranged to provide a mix of open-plan workspace and partitioned private offices and meeting rooms, with a dedicated kitchen and welfare facilities. The building benefits from a passenger lift providing access from the ground floor reception, air-conditioning, gas central heating, and double glazed windows. The suite also includes six on-site parking spaces to the front of the building. Available by way of a new Full R & I lease for a term to be negotiated. Rental £21 per sq ft.
Unit 1 Churchill Court 58 Station Road North Harrow HA2 7SA	3,825 sq ft 355 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx.1:440 sq ft. The offices at Churchill Court are available on flexible leases. Rental £84,150 (£22 per sq ft) per annum exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
OneSixSix 166 College Road Harrow HA1 1BH	4,144 sq ft 385 sq m	Avison Young 020 7493 2180	Part third floor in one of the best specified office buildings in Harrow, having been fully refurbished in 2016, the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new Full R & I lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.
St Anns Road Harrow HA1 1LQ	4,164 sq ft 387 sq m	Property Hub Ltd 020 8459 3333	The entire second floor is for sale. The building has a lift to all floors. Entrance is provided by a prominent, secure card-accessed, street-level double door leading to a spacious lobby, with post boxes to one side and a lift and carpeted staircase to all the floors. The second floor has been divided into five office suites and mostly let on yearly contracts, some with multiple rooms within them, communal areas, ladies and men's toilets and kitchens. The larger suites have their own kitchenettes. WCs. The offices are double glazed, carpeted, with gas central heating, air-conditioning, Cat 5 cabling, suspended ceilings and inset lighting. They are bright and airy with plenty of windows providing fresh air and natural light. Parking is available close by with off-street parking. Parking is also available in St. Georges car park. Total gross annual rental income is approx. £122,000.00 per annum. Virtual freehold. 999 years lease which started in 2018. Asking Price £1,500,000.
Unit 1 Churchill Court 58 Station Road North Harrow HA2 7SA	4,195 sq ft 390 sq m	David Charles Property Consultants 020 8866 0001	Office premises situated within a modern, purpose-built office development. The building is an end of terrace brick property at the front of the scheme, planned on ground, first and second floors. Eight parking spaces. Price on application. (Property ID 130769)
Unit 1 Churchill Court 58 Station Road North Harrow HA2 7SA	4,195 sq ft 390 sq m	Chamberlain Commercial 020 8429 6899	Rarely available freehold office building in sought after location. Highly prominent building on busy high road position. Located directly opposite North Harrow Underground Station and close to further public transport and key road links. A fully self-contained office building arranged over three floors with a passenger lift. Gated and access controlled car park with eight allocated spaces. Churchill Court is a purpose built office development consisting of just 11 office buildings each arranged over three floors and with secure allocated parking in a gated courtyard setting. No.1 Churchill Court is the largest building in the development and enjoys a prominent front line position on Station Road. May suit alternative uses. For sale freehold with full vacant possession. Price upon application. The property is not elected for a VAT.
Unit 1 Churchill Court 58 Station Road North Harrow HA2 7SA	4,195 sq ft 390 sq m	David Charles Property Consultants 020 8866 0001	Highly prominent fully self-contained office building situated within a modern, purpose-built development. The building is an end of terrace brick property at the front of the scheme, planned on ground, first and second floors. Gated and access controlled car park with eight allocated spaces. Lease terms are available on application. Rental £22 per sq ft. (Property ID 130769)



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
OneSixSix 166 College Road Harrow HA1 1BH	4,248 sq ft 395 sq m	Chamberlain Commercial 020 8429 6899	Recently refurbished part second floor in one of the best office buildings in Harrow. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new lease direct from the landlord for a term to be agreed. Rental £29.50 to £32.50 per sq ft.
OneSixSix 166 College Road Harrow HA1 1BH	4,248 sq ft 395 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Recently refurbished part second floor in one of the best office buildings in Harrow constructed in the late 1980s. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.
OneSixSix 166 College Road Harrow HA1 1BH	4,269 sq ft 397 sq m	Chamberlain Commercial 020 8429 6899	Part first floor in one of the best office buildings in Harrow. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new lease direct from the landlord, term to be agreed. Rental £29.50 to £32.50 per sq ft.
OneSixSix 166 College Road Harrow HA1 1BH	4,269 sq ft 397 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Part first floor in one of the best office buildings in Harrow constructed in the late 1980s. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2 x 10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new Full R & I lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.
Middlesex House 118-134 College Road Harrow HA1 1BQ	5,000 sq ft 465 sq m	10X Rising 0121 721 7690	Office to let in a modern third floor office which takes advantage of the building's curved frontage with wall to wall windows allowing in an abundance of natural light. An occupier would benefit from air-conditioning and, double glazing. Features include a modern finish, large open space, glass partitioned offices and lift access. One allocated parking space. Lease terms available on request. Rental £130,000 per annum (£10,833.33 per calendar month).



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 1B Chantry Place Headstone Lane Harrow HA3 6NY	5,117 sq ft 476 sq m	David Charles Property Consultants 020 8866 0001	New build, self-contained industrial unit in a secure gated estate. The unit offers an open plan layout, including a fitted kitchen, toilet facilities, office space, and a 25ft roller shutter. Additionally, the mezzanine level has the benefit of a gated void area adjacent to the roller shutters facilitating convenient loading and unloading. The estate offers allocated parking spaces with four vehicle charging points in a designated parking area of 3,300 sq ft. The compound is secured with external and internal cameras, gated access, and each unit is equipped with its own intercom system. Additionally, the roof of the building is covered with 282 solar panels. 24/7 CCTV and police alarm call out. Photovoltaic system. Premises are available by way of a new lease for a term by arrangement. Rental £74,995 per annum.
TownSpace Greenhill Way St Anns Road Harrow HA1 1LA	5,264 sq ft 489 sq m	Chamberlain Commercial 020 8429 6899	A recently formed commercial space in the heart of Harrow town centre which could suit last mile delivery, dark kitchen, storage, gym, community use or leisure. TownSpace has a ground floor loading bay with both a goods lift and separate passenger lift to the first floor space which totals 5,264 sq. ft. Shell and core floor. New pedestrian pavement. Substantial frontage. Available by way of a new full R & I lease for a term to be agreed. Rental on request. Alternatively the property is available for purchase by way of a 999 year head lease at a price to be agreed. Price £1,100,000.
Sherwood House 176 Northolt Road South Harrow HA2 0NP	5,364 sq ft 499 sq m	Chamberlain Commercial 020 8429 6899	A self-contained office building ideal for redevelopment or owner occupier. The building was constructed in the mid 1970's over part ground and three upper floors. To the rear is a car park for approx. ten cars. Corner site. Scope for additional floor. Passenger lift. The property is surrounded by residential developments and conversions of five to seven storeys. The property is to be sold vacant and on an unconditional basis. Freehold for sale. Guide price on application.
Unit 5 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,570 sq ft 611 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 1,331 sq ft. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new Full R & I lease. Rental £164,250 per annum (£25 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Hygeia Building 66-68 College Road Harrow HA1 1BE	7,220 sq ft 671 sq m	Chamberlain Commercial 020 8429 6899	Second floor offices (part) in what is considered to be one of Harrow's best office buildings which features an impressive full height central glass atrium reception. The suite will be fully refurbished and has excellent natural light with windows to the front of the building and to the central glass atrium. The ground floor reception has been newly refurbished and has a breakout space and security doors leading to the glass elevators. Breakout work bench in reception. 4 x 13 person passenger lifts. 24-hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Fully air-conditioned. Suspended ceilings and LED lighting. Fully accessible raised floors. 17 car parking spaces. Lease terms available on request. Rental £234,650 per annum. (Ref: /1)
Hygeia Building 66-68 College Road Harrow HA1 1BE	7,220 sq ft 671 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Second floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Newly refurbished welcome and reception area. Breakout work bench in reception. Full height central atrium. 4 x 13 person passenger lifts. 24-hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Fully air-conditioned. Suspended Ceilings and LED lighting. Fully accessible raised floors. Excellent parking ratio (1 parking space: 419 sq ft). Lease terms on request. Rental £32.50 per sq ft per annum.
Winsor and Newton Whitefriars Avenue Harrow HA3	7,631 sq ft 709 sq m	DM & Co 020 8864 5775	Office investment opportunity. First floor only for sale. The majority of the property is fully let. Gross yield 8.6%. The net internal area (NIA) is 6,565 sq ft. First floor kitchen 294 sq ft, entrance hall 113 sq ft. lift 230 sq ft, hallway 147 sq ft and other 282 sq ft. The gross internal area (GIA) is 7,631 sq ft. Long lease expiry 999 years from 2018. Offers in the region of £2,900,000 will be considered for first floor only. Existing rent structure suggesting £43 rent per sq ft plus VAT. Achievable annual rent may be £249,239 per year.
Unit 6 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,836 sq ft 728 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 1,595 sq ft. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new Full R & I lease. Rental £195,900 per annum (£25 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
23-25 Bridge Street Pinner HA5 3HU	8,028 sq ft 746 sq m	David Charles Property Consultants 020 8866 0001	Westbury House is a modern brick-built office building on the ground and three upper floors. The front of the ground floor has been converted to two retail units with offices to the rear. The office building is situated at the front of the site, fronting Bridge Street with a car park to the rear. The building lends itself to conversion given the natural light from the front and rear of the building with a pedestrian entrance off Bridge Street and vehicular access to Chapel Lane. The building has operated successfully as a serviced office building since 2002, offering a reliable and professional environment for various businesses. The building benefits from a versatile layout, which includes large open-plan office suites ideal for larger teams or collaborative work environments. Additionally, it features smaller office suites designed to accommodate individual professionals or smaller companies. The building has various modern facilities to ensure comfort and efficiency. These include a comfort cooling air-conditioning system and a passenger lift for easy access to all floors. The building also benefits from an entry phone system to all floors, allowing controlled access for visitors. Furthermore, each floor is furnished with kitchen and WC facilities. Offers sought in excess of £3,750,000. (Property ID 224547)
Unit 4 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	8,088 sq ft 752 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 1,638 sq ft. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new Full R & I lease. Rental £202,200 per annum (£25 per sq ft).
Munnelly House 84-88 Pinner Road Harrow HA1 4HZ	8,117 sq ft 754 sq m	Telsar 020 8075 1238	Two-storey office building with brick elevations and ample allocated parking spaces to the front and the rear. The building comprises of ground and first floor well presented clear open plan office space with WCs and kitchen on each floor. Access to the ground floor is via a double door leading into a reception area, with the offices benefitting from comfort cooling, suspended ceilings with LED lighting. Approx. 0.31 acres site area. Well presented open plan office accommodation. Ample allocated parking to the front and rear. Power and gas. Air-conditioning with comfort cooling. Excellent natural lighting. Available by way of a new Full R & I lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II. Rental £25 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Lexus House Rosslyn Crescent Harrow HA1 2RZ	8,873 sq ft 825 sq m	David Charles Property Consultants 020 8866 0001	This property comprises a 16,335 sq ft income-generating warehouse building, divided into five units, and an 8,873 sq ft office building (Miller House), situated on a 1.22-acre site. The owner of the site has spent in excess of £1,000,000 refurbishing the site creating new modern light industrial units featuring: open-plan warehouses with high ceilings, full-height roller shutters with loading bays, and concrete flooring equipped with power, gas and water. Secure gated estate with practical on-site amenities. The estate is currently generating total annual income of £468,540.00 (with the potential to increase) from the office building and warehouse units. Miller House comprises 20 tenants and produces an annual income of £118,848. Lexus House consists of 6 fully occupied units, generating £349,692 per annum. Price on application
Amba House 15 College Road Harrow HA1 1BA	9,000 sq ft 836 sq m	DM & Co 020 8864 5775	Office investment opportunity. First and second floors for sale which have a combined total of 21 suites, plus the communal entrance, corridor and kitchen for each floor. The net internal area (NIA) is 8,208 sq ft plus the first floor entrance, corridor and kitchen at 393 sq ft plus the second floor entrance, corridor and kitchen at 398 sq ft. The gross internal area (GIA) is 9,000 sq ft. Four allocated car spaces (for Suite 1, Suite 2, Suite, 4B and Mansfield Suite Annex 4) are £1,180.00 per year. Annual telephone and broadband is £3,000 per year. Rent Structure suggesting £37 rental per sq ft' plus VAT. Annual rental £305,140. Long lease expiry 999 years from 2015. Offers in the region of £4,400,000 will be considered. Achievable monthly rent may be £26,186 or £314,232 per year.
Unit 2 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,185 sq ft 854 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 1,618 sq ft. Office space is fully heated and cooled. Raised floors. 7 car parking spaces. Available by way of a new Full R & I lease. Rental £229,625 per annum (£25 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House 15 College Road Harrow HA1 1BA	9,379 sq ft 872 sq m	Property Hub Ltd 020 8459 3333	The entire two floors are available for sale (first and second floor). The building has a lift to all floors, four car park spaces. Entrance is provided by a prominent, secure card-accessed, street-level double door leading to a spacious lobby, with post boxes to one side and a lift and carpeted staircase to all the floors. Both floors has been divided into 9 to 10 offices suites and mostly let on yearly contracts, some with multiple inter connected rooms, communal areas, ladies and men's toilets and kitchens. The larger suites have their own kitchenettes. WCs. The offices are double glazed, carpeted, with central heating, air-conditioning, Cat 5 cabling, suspended ceilings and inset lighting. They are bright and airy with plenty of windows providing fresh air and natural light. Total gross annual rental income is approx. £305,140 per annum. Virtual Freehold. 999 years lease which started in 2016. Asking sale price is £4,000,000.
Unit 9 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,413 sq ft 875 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 1,866 sq ft. Fully heated and cooled office space. Raised floors. Nine car parking spaces. Available by way of a new Full R & I lease. Rental £235,325 per annum (£25 per sq ft).
<u>Offices</u>	<u>1,000 - 1,999 sq m</u>		
135 Greenford Road Sudbury Hill Harrow HA1 3QN	12,538 sq ft 1,165 sq m	VDBM 01923 845222	A substantial detached office building offering over four floors of flexible workspace. This self-contained property presents an exceptional opportunity for owner-occupiers, investors or developers seeking a well located asset with redevelopment potential, including possible conversion to residential or mixed-use (subject to planning). The building is well maintained with 18 on-site parking spaces and the added potential for further development on the rear car park subject to obtaining the necessary planning consents). The site offers scope for residential or mixed use redevelopment with particular potential to build on the rear car park, subject to obtaining the necessary planning consents. For sale freehold with vacant possession on completion. Client is looking for unconditional or conditional offers. Guide price £4,000,000.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 3 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	13,624 sq ft 1,266 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 2,761 sq ft. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new Full R & I lease. Rental £340,600 per annum (£25 per sq ft).
Spencer House 29 Grove Hill Road Harrow HA1 3BN	15,245 sq ft 1,417 sq m	Robert Irving Burns 020 8128 0467	Spencer House is a well-maintained, modern office building in Harrow, offering excellent potential for a headquarters. The property recently served as a governmental building and could suit a number of other uses, including medical operators, hospitals, or even leisure use. Arranged from the ground to the third floor, the property provides 15,245 sq ft of flexible office space, featuring a mix of open-plan and executive offices. The building benefits from recent M&E installations, an internal passenger lift and 21 secure parking spaces. Features: Self-contained, fully fitted kitchen, parquet flooring, comfort cooling, full DDA access, shower facilities, Reception AREA, internal passenger lift, LED lighting, Air flow system, WCs on each floor, fitted data system, dual aspect natural lighting and 21 on-site parking spaces. Lease terms on request. Rental £533,575 per annum. (Ref: 233582)
Unit 11 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	16,451 sq ft 1,529 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 2,568 sq ft. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new Full R & I lease. Rental £411,275 per annum (£25 per sq ft).
Unit 1 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	17,710 sq ft 1,646 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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 eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 2,802 sq ft. Office space is fully heated and cooled. Raised floors. 18 car parking spaces. Available by way of a new Full R & I lease. Rental £442,750 per annum (£25 per sq ft).



<u><a href="#">Address</a></u>	<u><a href="#">Size</a></u>	<u><a href="#">Agent</a></u>	<u><a href="#">Description</a></u>
<u><a href="#">Offices</a></u>	<u><a href="#">2,000 sq m or greater</a></u>		
Lexus House Rosslyn Crescent Harrow HA1 2RZ	25,208 sq ft 2,343 sq m	David Charles Property Consultants 020 8866 0001	This property comprises a 16,335 sq ft income-generating warehouse building, divided into five units, and an 8,873 sq ft office building (Miller House), situated on a 1.22-acre site. The owner of the site has spent in excess of £1,000,000 refurbishing the site creating new modern light industrial units featuring: open-plan warehouses with high ceilings, full-height roller shutters with loading bays, and concrete flooring equipped with power, gas and water. Secure gated estate with practical on-site amenities. The estate is currently generating total annual income of £468,540.00 (with the potential to increase) from the office building and warehouse units. Miller House comprises 20 tenants and produces an annual income of £118,848. Lexus House consists of six fully occupied units, generating £349,692 per annum. Price on application
Former Debenhams Premises Greenhill Way Harrow HA1	30,000 sq ft 2,788 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, serviced office unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms and rental on application. Rental includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
<u><a href="#">Affordable Workspace</a></u>  <a href="http://www.eatworkart.com">www.eatworkart.com</a>  <u><a href="#">Further Information</a></u>  For details of additional office premises please visit: <a href="http://www.movehut.co.uk">www.movehut.co.uk</a> <a href="http://www.theofficeproviders.com/flexible-workspace-providers-harrow">www.theofficeproviders.com/flexible-workspace-providers-harrow</a> <a href="http://www.theofficeproviders.com">www.theofficeproviders.com</a> <a href="http://www.offices.org.uk">www.offices.org.uk</a> <a href="http://www.freeofficefinder.com/uk/london/harrow">www.freeofficefinder.com/uk/london/harrow</a>			

<a href="#"><u>Address</u></a>	<a href="#"><u>Size</u></a>	<a href="#"><u>Agent</u></a>	<a href="#"><u>Description</u></a>
<a href="#"><u>Industrial / Warehousing</u></a>	<a href="#"><u>Not known</u></a>		
Transkold Beldham House Parr Road Stanmore HA7 1NP	n/k	Transkold 020 8952 6695	London's local cold storage hub. Services available; frozen storage; picking services; chilled storage; refrigerated transport; blast freezing, office rental, cross docking; and parking rental. Lease terms and rental are available on application
<a href="#"><u>Industrial / Warehousing</u></a>	<a href="#"><u>0 - 99 sq m</u></a>		
Big Yellow Harrow 1 Eastman Road Harrow HA1 4WL	125-500 sq ft 12-46 sq m	Big Yellow Self Storage 020 3089 6571	Warehouse to let. Extended hours access. Vehicle pod point. Forklift service. No business rates to pay. Store from as little as seven days. Large, free car parking. Individually alarmed rooms with pin code access. 24-hour externally monitored CCTV. Open seven days a week during trading hours. Someone to accept your deliveries. Various room sizes available starting from 125 sq ft to 500 sq ft. Prices vary depending on size and availability. Prices start from £82.25 per week ex VAT (this is for a 125 sq ft room) subject to availability.
Debenhams Building Greenhill Way Harrow HA1 1LE	300-2,500 sq ft 28-232 sq m	Chamberlain Commercial 020 8429 6899	WareSpace is now open in Central Harrow and offers commercial space solutions for E-commerce, artisan manufacturing, offices, storage, personal trainers, charities and anyone seeking low cost business space on flexible monthly agreements. The units have great natural light and benefit from a dedicated secure loading yard, with tailgate docks, full capacity goods lifts and short stay car parking. Goods lift. Unlike self-storage centres, WareSpace customers can work permanently from inside their units. 24/7 access. Rental from £900 per month (plus VAT) inclusive of all bills and high-speed internet connection.
Unit 3G Former Debenhams Premises Greenhill Way Harrow HA1	328 sq ft 30 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, storage unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £700 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Unit 2K Former Debenhams Premises Greenhill Way Harrow HA1	349 sq ft 32 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, storage unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £850 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Unit 3H Former Debenhams Premises Greenhill Way Harrow HA1	385 sq ft 36 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, storage unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £800 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2M Former Debenhams Premises Greenhill Way Harrow HA1	389 sq ft 36 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, serviced office unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £800 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Unit 3K Former Debenhams Premises Greenhill Way Harrow HA1	390 sq ft 36 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, serviced office unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £800 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Unit 3C Former Debenhams Premises Greenhill Way Harrow HA1	392 sq ft 36 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, serviced office unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £800 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Unit 4E Former Debenhams Premises Greenhill Way Harrow HA1	392 sq ft 36 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, serviced office unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £800 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Unit 4D Former Debenhams Premises Greenhill Way Harrow HA1	393 sq ft 37 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, serviced office unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £800 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Unit 2G Former Debenhams Premises Greenhill Way Harrow HA1	426 sq ft 40 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, storage unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £850 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Phoenix Business Centre 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.
Unit 4C Former Debenhams Premises Greenhill Way Harrow HA1	491 sq ft 46 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, storage unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £1,000 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Northolt Road South Harrow HA2	500 sq ft 46 sq m	Alexandra Park 020 8869 0989	Commercial unit for rent in South Harrow which is ideal for storage. The unit benefits from private entrance via service road and has electric and water supply. Available on flexible lease terms. Available now. Rental £13,500 per annum. (Ref: alexandra_191934933)
Unit E2A Phoenix Industrial Estate Rosslyn Crescent Harrow HA1 2SP	740 sq ft 69 sq m	Chamberlain Commercial 020 8429 6899	An ideal starter unit for e-commerce, storage or light manufacturing. Newly refurbished unit and is 740 sq ft consisting of ground floor storage/industrial space with first floor mezzanine office, kitchen and WC. The unit has full security and 24 hours access and also benefits from air-conditioning, 3-phase electricity, water and gas. Full size loading door. Good ceiling height. First floor mezzanine. Car parking for two cars. Phoenix Business Centre offers a variety of commercial units suitable for storage, manufacturing, catering and general industrial uses. The estate has good vehicular access and is suitable for 40ft deliveries. There is on-site car parking and CCTV security. Privately owned and well managed business estate which offers highly useable factory and workspace on competitive terms. Available on a standard agreement for a term of three years with no break clause. Rental £14,000 per annum.
56 Bridge Street Pinner HA5 3JF	770 sq ft 72 sq m	David Charles Property Consultants 020 8866 0001	Self-contained warehouse located in a prime position in Pinner, slightly off the main road. The warehouse is currently vacant and benefits from a manual roller shutter and accessed via a separate service road adjacent to Bridge Street. Excellent freehold opportunity for investors. Price £350,000. (Property ID 302877)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<b><u>Industrial / Warehousing</u></b>	<b><u>100 - 499 sq m</u></b>		
Unit 3 Phoenix Works Cornwall Road Hatch End Pinner HA5 4UH	1,100 sq ft 102 sq m	Chamberlain Commercial 020 8429 6899	A rare opportunity to rent a small commercial unit with parking in Hatch End. This unit is located in the service road behind the Chaplins Furniture parade and neighbours offices, a yoga studio, showrooms and workshops. Unit 3 Phoenix Works is 1,100 sq ft on ground floor only which is divided to provide studio style design offices leading onto production/storage space. This property could appeal to office users, e-commerce, design and print, health and fitness etc. The unit is currently arranged to provide studio style offices with rear storage/production space. The forecourt parking area is to be shared with the first floor occupier. Available to lease for a term to be agreed. Rental £27,000 per annum for the ground floor space only together with two car parking spaces exclusive of all other outgoing. VAT may be added.
Unit 12A Honeypot Business Centre Parr Road Stanmore HA7 1NL	1,140 sq ft 106 sq m	Chamberlain Commercial 020 8429 6899	Unit 12A is a fit-out office space which forms part of Honeypot Business Centre complex. The entire first-floor of 1,140 sq ft is available to rent. Flexible workspace ideal for a range of commercial uses. With its own private entrance, the space is arranged as two offices plus a welcoming entrance area, making it perfect for businesses looking for a professional yet adaptable environment. The office is self-contained, and it comes with its own dedicated entrance and three parking spaces. Available by way of a new Full R & I lease for a term to be negotiated. Rental £17,500 per annum (approx. £15 per sq ft).
Unit 17 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	1,256 sq ft 117 sq m	Dutch & Dutch 020 7443 9868	Newly fully refurbished modern warehouse/ industrial unit in open plan with a good ceiling height and two WCs/washrooms at the rear of the building. 3-phase electrical power and gas supplies. Up and over steel loading door. Newly painted concrete floor. Fronting the building are three allocated car parking spaces. The premises are suitable for a variety of trades except car repairs and MOT car uses. Available immediately on a new Full R & I lease granted inside the Landlord & Tenant Act 1954, for a term of six years with a rent review at three years and tenants option to break at three years. Rental £35,000 per annum (VAT not applicable).
Unit 3 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	1,260 sq ft 117 sq m	Cushman & Wakefield 020 7152 5324	Modern end of terrace warehouse/light industrial unit which benefits from features such as 4.5m eaves, an electric level access loading door, 2 WCs and a kitchenette. Secure gated estate. 3-phase power. Optional warehouse lighting. Three allocated car parking spaces. A available by way of sublease/assignment on a lease expiring Sept. 2028. Further details available on request. Alternatively, the property may be available by new Full R & I lease direct from the landlord, subject to negotiation. Rental £2,250 per month on the basis of a sublease.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 22 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	1,390 sq ft 129 sq m	Dutch & Dutch 020 7443 9868	Modern mid-terrace warehouse/industrial unit in a modern industrial estate. The ground floor area of 1,245 sq ft approx. is mainly in open plan with an approx. eaves height between 15ft to 16ft with a ground floor office and a mezzanine office of 145 sq ft approx. accessed by a wooden staircase. 3-phase power supply. Gas blow heater. Painted concrete floor in warehouse area. At the front of the premises are two adjoining WCs/ washrooms. The premises have three allocated car parking spaces. Available on a new Full R & I lease for a term of six years with a rent review at three years. Rental £40,000 per annum (VAT not applicable).
Unit E2 Phoenix Industrial Estate Rosslyn Crescent Harrow HA1 2SP	1,432 sq ft 133 sq m	Chamberlain Commercial 020 8429 6899	An ideal starter unit for e-commerce, storage or light manufacturing. This unit will be newly refurbished consisting of ground floor storage/industrial space (1,009 sq ft) with first floor mezzanine office (432 sq ft) kitchen and WC. The unit has full security and 24 hours access. The unit also benefits from air-conditioning, 3-phase electricity, water and gas. Good ceiling height. There is also on site car parking for two cars and CCTV security. Phoenix Business Centre offers a variety of commercial units suitable for storage, manufacturing, catering and general industrial uses. The estate has good vehicular access and is suitable for 40ft deliveries. Phoenix is a privately owned and well managed business estate which offers highly useable factory and work space on competitive terms. Available on a standard agreement for a term of three years with no break clause. This is a simple contract supplied by the landlord which allows you to move straight in without the need for costly solicitors. There is a one off legal charge for the preparing the document. All fees can be discussed during your viewing. Rental £24,000 per annum plus VAT.
r/o 78-80 Station Road Harrow HA1 2RX	1,975 sq ft 184 sq m	David Charles Property Consultants 020 8866 0001	The premises comprises a brick built warehouse on ground floor with offices above. Externally, there is an area of hard standing of which can accommodate two vehicles. The eaves height is 2.6m. The warehouse has the benefit of fluorescent lighting, concrete floor, skylights and WC facilities. Roller shutter access. The first floor offices are partitioned to form three separate areas. They have the benefit of carpets, central heating, perimeter trunking and double glazed windows. The premises is available to let by way of a new lease for a term by arrangement. Rental £37,000 per annum. (Property ID 159496)
56 Bridge Street Pinner HA5 3JF	2,334 sq ft 217 sq m	David Charles Property Consultants 020 8866 0001	Freehold shop and uppers for sale Including separate rear warehouse. The building comprises a ground floor retail shop with residential uppers and a rear self-contained warehouse. The retail unit benefits from a predominantly open plan layout with WC facilities situated in a prime position. The upper parts comprise a split level three bedroom flat currently generating a rental income of £1,430 per calendar month. The rear warehouse is currently vacant and benefits from a manual roller shutter and accessed via a separate service road. Price £1,200,000. (Property ID 278012)



<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 8 Barratt Way Industrial Est. Tudor Road Harrow HA3 5TJ	2,437 sq ft 226 sq m	Capital Industrial 020 7016 1535	Ground floor warehouse space and has just been fully refurbished. Consisting of 11 units ranging from 2,200 sq ft to 10,500 sq ft, Barratt Way Industrial Estate offers versatile space with 24 hour secure access. Located close to amenities. Lease terms available on request. 24x7 Access. 3-phase power. Access control. CCTV. Allocated parking. Lease terms available on request. Rental £60,925 (£25 per sq ft) per annum.
Unit 8 Barratt Way Industrial Est. Tudor Road Harrow HA3 5TJ	2,437 sq ft 226 sq m	David Charles Property Consultants 020 8866 0001	Prominently positioned mid-terrace, light industrial unit at the front of a busy business park comprises an open-plan warehouse with shutter access, reception area, kitchenette, and toilet facilities. It also benefits from a large mezzanine office floor alongside two dedicated parking spaces, making it ideal for a range of commercial uses. The entire unit has recently been refurbished throughout. Established industrial location. Open plan warehouse with 5m eaves height. 3-phase power 100 amp supply. Lease terms available on application. Rental £25 per sq ft. (Property ID 301676)
Unit 8 Barratt Way Industrial Est. Tudor Road Harrow HA3 5TJ	2,437 sq ft 226 sq m	Colliers 01895 813344	This prominently positioned mid-terraced, light industrial unit on a busy business park comprises an open-plan warehouse with shutter access, reception area, kitchenette, and WC facilities. It also benefits from a large mezzanine office floor alongside two dedicated parking spaces. 5m clear eaves. 3-phase power supply. One level access door. Designated car parking provision to front. The unit has recently been refurbished throughout. Available by way of a new Full R & I lease on terms to be agreed. Rental on application.
Chantry Place Headstone Lane Harrow HA3 6NY	2,988-8,105 sq ft 278-753 sq m	David Charles Property Consultants 020 8866 0001	New build, self-contained industrial units in a secure gated estate. The premises consists of a warehouse unit totaling 8,105 sq ft. The ground floor comprises 6,690 sq ft and there is a mezzanine level of 1,415 sq ft. The ground floor offers an open-plan layout, including a fitted kitchen, toilet facilities, office space and 2x 25 ft roller shutters. Additionally, the mezzanine level has the benefit of a gated void area adjacent to the roller shutters facilitating convenient loading and unloading. The estate offers allocated parking spaces with four vehicle charging points in a designated parking area of 3,300 sq ft. The compound is secured with external and internal cameras, gated access and each unit is equipped with its own intercom system. Additionally, the roof of the building is covered with 282 solar panels. The premises are available by way of a new lease for a term by arrangement. Rental £110,000 - £160,000 per annum. (Property ID 192458)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit SF1 Former Debenhams Premises Greenhill Way Harrow HA1	3,000 sq ft 279 sq m	DM & Co 020 8864 5775	Located within the former Debenhams premises, storage unit to let for at least twelve months, or if preferred a 2-3 year lease, subject to any mutual break clause. Communal kitchen and communal WC on each floor. No smoking and no alcohol on premises. No parking on site. Lease terms are available on application. Rental £6,000 plus VAT per calendar month. Includes gas, electricity, water rates and the internet. Business rates are excluded (if applicable).
Unit 7 Palmerston Centre Oxford Road Wealdstone HA3 7RG	3,097 sq ft 288 sq m	Telsar 020 8075 1238	Recently refurbished, mid-terraced trade/warehouse unit of steel portal frame construction with brick and profile steel clad elevations. The ground floor predominantly comprises warehouse space which is accessed via a full height loading door serviced by a dedicated loading bay. Fitted open plan offices are situated to the first floor and dedicated parking is available in the front forecourt. 6.3m clear eaves height. Full height loading door with bay. Painted concrete floor. LED Lighting. Power and gas. Fitted office accommodation. Dedicated parking. Available by way of a new Full R & I lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended). Rental £65,000 per annum. Under offer.
Brember Road South Harrow HA2	4,015 sq ft 373 sq m	Ashton Fox 020 8022 6393	Substantial light industrial property with offices on the ground and first floors and a warehouse with apex roof to the rear. Benefit of a secure spacious yard. The unit is self-contained with WCs, kitchen, air-conditioning in the offices and designated parking. Ground floor 3,312 sq ft, first floor office 703 sq ft, total covered area 4,015 sq ft plus a mezzanine for extra storage and a large open yard. Height of warehouse is 5.48m at the highest point. Unfurnished. Lease terms on application. Rental £65,000 per annum plus VAT exclusive. Available now.
Brember Road South Harrow HA2	5,200 sq ft 483 sq m	Davidson Gold 020 3641 5791	Spacious warehouse to let. The unit has great facilities and comprises of 3000 sq ft floor level and additional offices on the first floor. This stunning premises has recently been fully refurbished to a high standard and would be ideal for companies needing both office use, functions, a showroom with warehouse use at the rear. The premises comprises of a large reception, a very large main room, rear warehouse area, separate gents and ladies toilets, kitchen, upstairs office room with its own WC facilities. Unfurnished. Parking for 10 cars. Rental £72,000 per annum inclusive of VAT. Available immediately.
Unit 1 Whitefriars Industrial Est. Tudor Road Harrow HA3 5QB	5,250 sq ft 488 sq m	Colliers 01895 813344	Warehouse/industrial unit. Currently under refurbishment. Lease terms on application. Rental £24 per sq ft.

<a href="#"><u>Address</u></a>	<a href="#"><u>Size</u></a>	<a href="#"><u>Agent</u></a>	<a href="#"><u>Description</u></a>
<a href="#"><u>Industrial / Warehousing</u></a>	<a href="#"><u>500 - 999 sq m</u></a>		
Unit 15 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	5,586 sq ft 519 sq m	Stimpsons 020 8905 9292 Knight Frank 020 7629 8171	A semi-detached property comprising a modern light industrial/warehouse/trade unit of steel portal frame construction with ground floor undercroft for future flexible fit-out and first floor fully fitted office accommodation. To the front is a loading apron served by an electric up and over level loading door. To be refurbished. Popular and well-established industrial park. Excellent vehicular access. 5.55m clear height rising to 7m at the apex. Warehouse lighting. 10 car parking spaces. Available on a new Full R & I lease on terms to be agreed. Rental £120,099 per annum subject to VAT. Stimpsons Ref: 189666. Knight Frank (Property Ref: LIC012394635)
Unit 5 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,570 sq ft 611 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 1,331 sq ft. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new Full R & I lease. Rental £164,250 per annum (£25 per sq ft).
Unit 6 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,836 sq ft 728 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 1,595 sq ft. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new Full R & I lease. Rental £195,900 per annum (£25 per sq ft).
Unit 4 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	8,088 sq ft 752 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 1,638 sq ft. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new Full R & I lease. Rental £202,200 per annum (£25 per sq ft).

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Unit 2 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,185 sq ft 854 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 1,618 sq ft. Office space is fully heated and cooled. Raised floors. 7 car parking spaces. Available by way of a new Full R & I lease. Rental £229,625 per annum (£25 per sq ft).
Unit 9 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,413 sq ft 875 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 1,866 sq ft. Office space is fully heated and cooled. Raised floors. 9 car parking spaces. Available by way of a new Full R & I lease. Rental £235,325 per annum (£25 per sq ft).
<a href="#"><u>Industrial / Warehousing</u></a>	<a href="#"><u>1,000 - 4,999 sq m</u></a>		
6 Dalston Gardens Stanmore HA7 1BU	10,849 sq ft 1,008 sq m	Telsar 020 8075 1238	Steel portal frame warehouse/storage facility with brickwork elevations to a mono pitched roof, arranged over the ground and upper floors. The warehouse area benefits from a clear open plan layout, multiple loading doors and dedicated loading and parking areas. Ancillary, Grade A specification, office accommodation benefits from air-conditioning, gas central heating and LED lighting. Additional showroom and storage areas are also available to the upper floors. Clear eaves height 6m rising to 9m at the roof apex. 2x Electric roller shutter loading doors. Clear open-plan warehouse layout. Dedicated loading bay. 3-phase power and gas. Fully fitted offices and showroom. Multiple warehouse access points. Translucent roof panels. Part Sodium, part LED lighting. Allocated parking spaces. WCs and Kitchens. Security and fire alarms. For sale freehold. Price £3,500,000.
Unit 3 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	12,809 sq ft 1,190 sq m	Stimpsons 020 8905 9292 Knight Frank 020 7629 8171	A semi-detached modern light industrial / warehouse / trade unit of steel portal frame construction with ground floor undercroft for future flexible fit out and first floor fitted office accommodation. To the front is a loading apron served by an electric up and over level loading door. Currently under refurbishment. Popular and well-established industrial park. Excellent vehicular access. 6.41m clear height rising to 7.27m at the apex. Warehouse lighting. Can be leased with Unit 4 to create a larger space. Flexible undercroft and fitted first floor offices. 10 car parking spaces. Available on a new Full R & I lease for a term to be agreed. Rental £19.95 per sq ft subject to VAT. Stimpsons (Ref: 303376) Knight Frank (Property Ref: LIC012529114)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 4 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	12,874 sq ft 1,196 sq m	Stimpsons 020 8905 9292 Knight Frank 020 7629 8171	A semi-detached modern light industrial / warehouse / trade unit of steel portal frame construction with ground floor undercroft for future flexible fit out and first floor fitted office accommodation. To the front is a loading apron served by an electric up and over level loading door. Currently under refurbishment. Popular and well-established industrial park. Excellent vehicular access. 6.41m clear height rising to 7.27m at the apex. Warehouse lighting. Can be leased with Unit 3 to create a larger space. Flexible undercroft and fitted first floor offices. 10 car parking spaces. Available on a new Full R & I lease for a term to be agreed. Rental £19.95 per sq ft subject to VAT. Stimpsons Ref: 303380. Knight Frank (Property Ref: LIC012584990)
Unit 3 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	13,624 sq ft 1,266 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 2,761 sq ft. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new Full R & I lease. Rental £340,600 per annum (£25 per sq ft).
Lexus House Rosslyn Crescent Harrow HA1 2RZ	16,335 sq ft 1,518 sq m	David Charles Property Consultants 020 8866 0001	This property comprises a 16,335 sq ft income-generating warehouse building, divided into five units, and an 8,873 sq ft office building (Miller House), situated on a 1.22-acre site. The owner of the site has spent in excess of £1,000,000 refurbishing the site creating new modern light industrial units featuring: open-plan warehouses with high ceilings, full-height roller shutters with loading bays, and concrete flooring equipped with power, gas and water. Secure gated estate with practical on-site amenities. The estate is currently generating total annual income of £468,540.00 (with the potential to increase) from the office building and warehouse units. Miller House comprises 20 tenants and produces an annual income of £118,848. Lexus House consists of six fully occupied units, generating £349,692 per annum. Price on application
Unit 11 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	16,451 sq ft 1,529 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 2,568 sq ft. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new Full R & I lease. Rental £411,275 per annum (£25 per sq ft).

<u><a href="#">Address</a></u>	<u><a href="#">Size</a></u>	<u><a href="#">Agent</a></u>	<u><a href="#">Description</a></u>
Unit 1 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	17,710 sq ft 1,646 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	High-spec flexible unit 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 eaves height. Solar controlled double glazing. 50kN/m2 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. Includes first floor office space of 2,802 sq ft. Office space is fully heated and cooled. Raised floors. 18 car parking spaces. Available by way of a new Full R & I lease. Rental £442,750 per annum (£25 per sq ft).
Lexus House Rosslyn Crescent Harrow HA1 2RZ	25,208 sq ft 2,343 sq m	David Charles Property Consultants 020 8866 0001	This property comprises a 16,335 sq ft income-generating warehouse building, divided into five units, and an 8,873 sq ft office building (Miller House), situated on a 1.22-acre site. The owner of the site has spent in excess of £1,000,000 refurbishing the site creating new modern light industrial units featuring: open-plan warehouses with high ceilings, full-height roller shutters with loading bays, and concrete flooring equipped with power, gas and water. Secure gated estate with practical on-site amenities. The estate is currently generating total annual income of £468,540.00 (with the potential to increase) from the office building and warehouse units. Miller House comprises 20 tenants and produces an annual income of £118,848. Lexus House consists of 6 fully occupied units, generating £349,692 per annum. Price on application

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[www.eatworkart.com](http://www.eatworkart.com)

#### [Further Information](#)

For details of additional industrial and warehousing premises please visit [www.movehut.co.uk](http://www.movehut.co.uk)



<a href="#"><u>Address</u></a>	<a href="#"><u>Size</u></a>	<a href="#"><u>Agent</u></a>	<a href="#"><u>Description</u></a>
<b><a href="#"><u>Re-Development Sites</u></a></b>			
Whitehall Road Harrow HA1 3AJ	320 sq ft 30 sq m	Space 020 7768 4668	Secure plot of open land available to let. This is a bare land area with no buildings or structures, suitable for a range of uses such as a small builders yard or space to position a shipping container (subject to any required permissions). The land is offered on a one-year agreement for sole use, making it ideal for those seeking exclusive access to a secure and well-located site. Available immediately. Rental £12,000 per annum.
Land r/o 139-149 Greenford Road Sudbury Hill Harrow HA1 3QN	3,200 sq ft 297 sq m	The Property Shop 07712 121313	Freehold land for sale freehold close to Sudbury Hill Station. The land was granted a planning permission by London Borough of Harrow Council (Ref: P/5270/19) for the construction of a single storey dwelling house with basement, green roof and courtyard; parking; refuse and cycle storage. The planning permission has now expired so the new buyer will have to re-apply. The previous plan copy is available for inspection upon request. Price £215,000. Contact agent to arrange a viewing.
Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,570-88,877 sq ft 611-8,260 sq m	Colliers 020 7935 4499 Jones Lang LaSalle (JLL) 020 7493 4933 Knight Frank 020 7629 8171	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/m2 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. Includes first floor office space of 16,169 sq ft. Office space is fully heated and cooled. Raised floors. 73 car parking spaces. Units are available by way of new Full R & I leases. Unit sizes: 6,570 sq ft (611 sq m) to 17,710 sq ft (1,646 sq m). Rental £25 per sq ft.

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<a href="#">Other</a>			
Art Park Meanwhile Use Project Greenhill Way Harrow HA1 2TL	54-711 sq ft 5-66 sq m	Meanwhile Space 020 7737 4136	<p><b>Art Park:</b> Harrow's latest hub for creativity and community. A mixed-use project designed to create a vibrant and collaborative community in Harrow town centre. Art Park has transformed 900 sq m of repurposed car park space into a dynamic hub for artists and small businesses alike. Designed by award-winning architects Jan Kattein and meanwhile use specialists Meanwhile Space, on behalf of London Borough of Harrow, the project provides workspaces, creative studios, a large leisure unit, public art showcases and growing areas. Funded by the London Borough of Harrow through the Future High Street Fund, this meanwhile use project is part of longer-term regeneration of the Greenhill Way car park site. Set to be in place for a minimum of five years. Art Park provides the space to test ideas, to grow and develop pre-existing plans and to put down roots and provide creativity and life to your local community. Set to launch in June 2025, Art Park will create a hub for community and local enterprises to grow and flourish.</p> <p><b>A Prime Location:</b> The site is located in the heart of Harrow and Greenhill Way is within walking distance of great transport links, Harrow-on-the-Hill Station, Tesco Superstore (Retail) and St Anns Shopping Centre (Retail).</p> <p><b>Flexibility:</b> Our licenses offer exceptional flexibility in their permitted uses and tenancy durations, No deposits, All services included, Community events and tenant socials.</p> <p><b>Assortment of workspaces on offer:</b> Creative studios, Micro-galleries, Art spaces, Business incubator units, Large format plinths, Glasshouses and External events space.</p> <p><b>Available Spaces:</b> Anchor Unit x1; Maker Spaces x3; Studio Units x10, including 1x Incubator; Greenhouses x4; Small Galleries x2; and Large Gallery x1.</p> <p><b>Unit Specification:</b> New build unit and shipping containers facing into a shared courtyard. Unit sizes (GIA) : Anchor Tenant (66 sq m); Maker Spaces (15 sq m); Large Maker Spaces (16 sq m); Greenhouses (6 sq m); Ground Floor Studios (12 sq m); Incubator unit (12 sq m); First Floor Studios (9 sq m); Large Gallery (9 sq m); and Small Gallery (5 sq m). Unfurnished. Single storey units. Internet access. Basic kitchenette excluding white goods. Potential for addition of signage. Potential to use external events area.</p> <p><b>Shared Site Amenities:</b> Amenity block including 2 x WCs and communal tea point; Designated cycle parking; and Communal bin store accessed via Greenhill Way.</p> <p><b>Fit Out Opportunity:</b> Tenants are invited to fit out the space to suit their intended use (subject to sign off); and fit out to be at tenants cost.</p> <p><b>Prices:</b> from £35 to £1,917 per month.</p> <p><b>Deposit:</b> We do not charge a deposit for the space. We do this to help you balance set up costs in the beginning of your tenancy.</p> <p><b>Business Rates:</b> The tenant will be responsible for arranging and paying any applicable business rates on the space.</p> <p><b>Legals:</b> Flexible terms with clear and fair exit policies. Further details on request.</p> <p><b>Contact:</b> <a href="mailto:artpark@meanwhilespace.com">artpark@meanwhilespace.com</a></p>

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Art Park Curator Opportunity Meanwhile Use Project Greenhill Way Harrow HA1 2TL	54-97 sq ft 5-9 sq m	Meanwhile Space 020 7737 4136	Art Park is offering a unique opportunity for a local curator to take creative ownership over our innovative exhibition pods and plinths. This is your chance to programme thought-provoking exhibitions, artist showcases and open days, all while shaping the Art Park scene. In addition, Art Park is happy to announce our involvement in the prestigious London Festival of Architecture in June, with the theme of 'Voices.' This offers a great platform for a curator to gain significant exposure and run alongside this highly anticipated event. Gallery Units: Two versatile gallery units, including one street-facing with a large floor to ceiling window, ideal for showcasing your exhibitions to the public. Equipped with Perlon hanging wires on a railing system, allowing for flexible display configurations. Plinths: Two plinths are available for striking sculptural displays. One plinth is located within the centre courtyard of Art Park, while the other is atop the large gallery unit on the upper level, providing prime visibility. Alleyway: An invitation to create regular murals within the alleyway entrance Art Park. The entrance will be lit up with colour-changing lights to create a fun and exciting entrance to the site. This is a chance to lead creative programming and take centre stage at one of Harrow's most dynamic cultural hubs. Don't miss out on this opportunity to showcase your vision. Total for three gallery units and two plinths: £525 per month, including Service Charge (VAT not chargeable). <b>Contact:</b> <a href="mailto:artpark@meanwhitespace.com">artpark@meanwhitespace.com</a>
Art Park Greenhouses Meanwhile Use Project Greenhill Way Harrow HA1 2TL	65 sq ft 6 sq m	Meanwhile Space 020 7737 4136	This space is suitable for community growing groups, individual greenhouse space, small flower shop, exhibition space etc. Power provided. Rent from £35 per month all in. <b>Contact:</b> <a href="mailto:artpark@meanwhitespace.com">artpark@meanwhitespace.com</a>
Art Park First Floor Studios Meanwhile Use Project Greenhill Way Harrow HA1 2TL	97 sq ft 9 sq m	Meanwhile Space 020 7737 4136	This space is suitable for all creative businesses, makers etc. Rent: £290 per month. Service charge & VAT: £106 per month (subject to change). Service charge includes all utilities including electricity, water and internet. Total: £396 per month. <b>Contact:</b> <a href="mailto:artpark@meanwhitespace.com">artpark@meanwhitespace.com</a>
Art Park Ground Floor Studios Meanwhile Use Project Greenhill Way Harrow HA1 2TL	129 sq ft 12 sq m	Meanwhile Space 020 7737 4136	This space is suitable for all creative businesses, makers etc. Rent: £413 per month. Service charge & VAT: £142 per month (subject to change). Service charge includes all utilities including electricity, water and internet. Total: £555 per month. <b>Contact:</b> <a href="mailto:artpark@meanwhitespace.com">artpark@meanwhitespace.com</a>
Art Park Artist Incubator Studio Meanwhile Use Project Greenhill Way Harrow HA1 2TL	129 sq ft 12 sq m	Meanwhile Space 020 7737 4136	The artist incubator space allows local artists and makers to test and trial their ideas, with the flexibility of a short-term residency minimising commercial risks and focusing on experimenting and testing ideas. For emerging local artists and makers. Fixed 6 month lease. Rent: £204 per month. Service charge & VAT: £142 per month (subject to change). Service charge includes all utilities including electricity, water and internet. Total: £345 per month. <b>Contact:</b> <a href="mailto:artpark@meanwhitespace.com">artpark@meanwhitespace.com</a>

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Art Park Maker Units Meanwhile Use Project Greenhill Way Harrow HA1 2TL	161 sq ft 15 sq m	Meanwhile Space 020 7737 4136	Two spaces suitable for a collection of artists to share the space as a studio. Sink available. Option to install a mezzanine for storage. Rent: £398 per month. Service charge & VAT: £184 per month (subject to change). Service charge includes all utilities including electricity, water and internet. Total: £581 per month. <b>Contact:</b> <a href="mailto:artpark@meanwhitespace.com">artpark@meanwhitespace.com</a>
Art Park Large Maker Units Meanwhile Use Project Greenhill Way Harrow HA1 2TL	172 sq ft 16 sq m	Meanwhile Space 020 7737 4136	This space is suitable for a collection of artists to share the space as a studio. Sink available. Option to install a mezzanine for storage. Rent: £419 per month. Service charge & VAT: £193 per month (subject to change). Service charge includes all utilities including electricity, water and internet. Total: £612 per month. <b>Contact:</b> <a href="mailto:artpark@meanwhitespace.com">artpark@meanwhitespace.com</a>
50 High Street Pinner HA5 5PW	458 sq ft 43 sq m	VDBM 01923 845222	This well presented ground floor retail unit is prominently situated and enjoying high visibility in a charming and bustling commercial parade. The property features a large glazed frontage with traditional timber framing, ideal for impactful window displays. The premises is suitable for a wide range of uses under Class E category including retail, health and beauty, professional service or showroom use (subject to consents). Available on a new Full R & I lease for a term to be agreed. Rental £22,500 per annum exclusive.
3 Pinner Green Pinner HA5 2AF	522 sq ft 49 sq m	VDBM 01923 845222	The premises comprise of a ground floor lock up retail shop currently suitable for a variety of purposes. The premises offer suspended ceiling with spot lighting and tiles floors. The property includes the forecourt at the front of the property which provides a useful display area if required. Suspended ceiling. Spot lighting. Tiled floors. Prominent location. New Full R & I lease available for a term to be agreed. Rental £17,500 per annum exclusive. Available immediately.
Art Park Anchor Tenant Meanwhile Use Project Greenhill Way Harrow HA1 2TL	711 sq ft 66 sq m	Meanwhile Space 020 7737 4136	This space is suitable for leisure offerings such as yoga studio, soft play centre, community hub with a cafe offering. Includes kitchenette for heating food. No cooking on site. Potential to build a mezzanine floor. Use class: E. Rent: £1,917 per month. Service charge & VAT: £793 per month (subject to change). Service charge includes all utilities including electricity, water and internet. Total: £2,710 per month. <b>Contact:</b> <a href="mailto:artpark@meanwhitespace.com">artpark@meanwhitespace.com</a>
75-77 Uxbridge Road Stanmore HA7 3NH	883 sq ft 82 sq m	David Charles Property Consultants 020 8866 0001	Freehold for sale with vacant ground floor restaurant/takeaway. The building comprises a ground floor, fully fitted takeaway/restaurant with residential upper parts. The ground floor was previously used as a successful Fish & Chip shop and benefits from a fully fitted cooker, extraction system and hot counter. The building provides an excellent opportunity for an owner occupier or investor looking to generate income from the ground floor and possibly acquire the residential uppers or extend the existing lease in due course. The residential upper parts are held on a 125-year lease from 1983, benefiting from a ground rent of £35 per annum, increasing by £35 every 25 years. A copy of the residential lease is available upon request. Price £350,000. (Property ID 278662)

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7 High Street Pinner HA5 3JF	1,363 sq ft 127 sq m	David Charles Property Consultants 020 8866 0001	Two-storey retail unit, most recently operated as a spa, offering a well configured layout suitable for a variety of commercial uses. The ground floor comprises a large reception area, two treatment rooms, a kitchen, and WC facilities, with a fire exit providing access to the rear of the property. The first floor comprises three additional treatment rooms and a WC with a shower room. There is also a basement accessible via the rear. Price £650,000. (Property ID 277141)
56 Bridge Street Pinner HA5 3JF	1,563 sq ft 145 sq m	David Charles Property Consultants 020 8866 0001	The building comprises a ground floor retail shop with residential uppers. The retail unit benefits from a predominantly open plan layout with WC facilities situated in a prime position in Pinner. The upper parts comprise a split level, three bedroom flat which has recently been renovated, currently vacant, previously generating a rental income of £1,430 per calendar month. Excellent freehold opportunity for owner occupiers/investors. Price £850,000. (Property ID 302861)
High Street Wealdstone HA3	1,666 sq ft 155 sq m	Hilton & Fox 020 8033 0952	Self-contained unit available to let, situated next to a newly completed residential development in Harrow Wealdstone. The property offers approximately 1,666 sq ft arranged over the ground and first floors, with an outdoor area suitable for seating or parking, subject to the necessary consents. Set within the historic former Harrow & Wealdstone Police Station. Internally, the premises comprise a central staircase core and three reasonably sized rooms. The unit is delivered in a shell state, allowing incoming tenants to carry out their own design and layout. The property benefits from good transport links and footfall. This is a fantastic opportunity for a variety of Class E uses in a highly visible and well-connected part of North West London. Rental £30,000 per annum. (Ref: hilton 1361200076)
20 North Parade Mollison Way Edgware HA8 5QH	1,699 sq ft 158 sq m	David Charles Property Consultants 020 8866 0001	A freehold shop and uppers situated in a prominent position on Mollison Way Edgware. The ground floor trades as a Chinese takeaway totalling approx. 721 sq ft. The premises benefit from a glazed shopfront, customer waiting area, counter and fully fitted commercial kitchen with extraction to the rear. Externally, there is a small outbuilding and concrete forecourt which provides one parking space. The upper parts comprise of two residential apartments both being two bedrooms with kitchen and toilet facilities. The first floor apartment totals 462 sq ft and the second floor totals a further 516 sq ft. Price £875,000. (Property ID 304221)
498 Kenton Lane Harrow HA3 8RD	2,624 sq ft 244 sq m	David Charles Property Consultants 020 8866 0001	Freehold shop and uppers. The property comprises of a triple fronted retail premises with residential upper parts split over the first and second floors. The entire building is let to one occupier on a Full R & I lease. The current tenant is paying a rent of £40,000 per annum excl. Offers in excess of £750,000. (Property ID 232223)

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1A Rickmansworth Road Pinner HA5 3TE	2,875 sq ft 226 sq m	David Charles Property Consultants 020 8866 0001	The site comprises of 7,804 sq ft apex-shaped site with the existing building being situated to the front of the apex and a car park to the rear. The premises were a well-known local destination known as The Starling until 2008, after which the premises changed into a karaoke bar/restaurant that ceased trading in April 2025. Internally, the building comprises a fully fitted bar/restaurant with a kitchen and storeroom. The first floor is comprised of a 3-bedroom apartment. Suitable for a variety of potential uses subject to planning. Car park to rear (16 parking spaces). Offers in the region of £1,650,000 sought for the freehold interest. (Property ID 293373)
Crowshott Avenue Stanmore HA7	2,990 sq ft 278 sq m	Ashton Fox 020 8022 6393	Detached, 1930s three-storey building of red brick construction, which has been extended and converted to suit a healthcare use. The property has a pitched, tiled roof and is double glazed with gas central heating and is maintained to a very good standard. The property is fully furnished to accommodate an NHS GP practice, which has a Care Quality Commission rating of 'Good' and forms part of the Harrow Integrated Care System. The property comprises ground floor reception, ground floor office, kitchenette, storeroom, 10 rooms for consulting/office and private use, administration areas, patient and staff WCs and storage rooms. Parking available at the front and rear of the site for up to eight cars. Offers sought in excess of £1,000,000. Also available to rent, tenure freehold, rental £57,850 per annum or subject to any agreed increase. New full R & I lease at any time for a term of 10 to 15 years from completion/final NHS approval. Available immediately.
William Drive Stanmore HA7	3,122 sq ft 290 sq m	Ashton Fox 020 8022 6393	Detached, three-storey building was purpose built circa 2000 for healthcare use and remains in active use by a busy GP practice serving some 13,300 patients. Constructed with cavity brick walls under a pitched concrete tile roof, the building has double glazed UPVC windows and benefits from mains-connected utilities. The building is maintained to a very good standard which includes the front and rear gardens. It is fully furnished to accommodate an NHS GP practice, with a Care Quality Commission rating of 'Good' and forms part of the Harrow Integrated Care System. The property comprises a, ground floor reception room, waiting and play area, nine rooms for consulting/office and private use, administration areas, office, patient and staff WCs and stores. The site offers two on-site staff parking spaces. Offers sought in excess of £1,200,000. Also available to rent, tenure freehold, rental £68,200 per annum or subject to any agreed increase. New full R & I lease at any time for a term of 10 to 15 years from completion/final NHS approval. Available now.



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Former Poundland Unit 68-72 High Street Wealdstone HA3 7AF	5,189-7,039 sq ft 482-654 sq m	Chamberlain Commercial 020 8429 6899	A well proportioned commercial retail unit forming part of a mixed use development on Wealdstone High Street. The property consists of a ground floor shop of 5,189 sq ft with a basement of 1,850 sq ft. The shop is fully fitted and ready for occupation. The basement is purpose built for storage and has an eaves height of 2.13m served by an automated goods lift for pallet deliveries. Available by way of a new Full R & I Lease for a term to be negotiated. Rental £130,000 per annum excl. of VAT, business rates and all other outgoings.
TownSpace Greenhill Way St Anns Road Harrow HA1 1LA	5,264 sq ft 489 sq m	Chamberlain Commercial 020 8429 6899	A recently formed commercial space in the heart of Harrow town centre which could suit last mile delivery, dark kitchen, storage, gym, community use or leisure. TownSpace has a ground floor loading bay with both a goods lift and separate passenger lift to the first floor space which totals 5,264 sq. ft. Shell and core floor. New pedestrian pavement. Substantial frontage. Available by way of a new full R & I lease for a term to be agreed. Rental on request. Alternatively the property is available for purchase by way of a 999 year head lease at a price to be agreed. Price £1,100,000.
265 The Ridgeway Harrow HA2 7DA	9,000 sq ft 836 sq m	David Charles Property Consultants 020 8866 0001	Secure gated site available for short term occupation for the film industry. Externally, the site has parking for 250 parking spaces whilst the main hall (formally a place of worship) totals approximately 9,000 sq ft and can accommodate up to 1,000 people. The property is available on a short-term basis for a term to be agreed. Rental on application. (Property ID 271926)
The Debenhams Building 275-287 Station Road Harrow HA1 1NA	15,800 sq ft 1,468 sq m	Chamberlain Commercial 020 8429 6899	Ground floor commercial space in the heart of Harrow town centre offering 15,800 sq ft on a single level. The unit consists of the rear section of the former Debenhams store and will benefit from extensive frontage along Greenhill Way with a dedicated customer entrance and loading bay. This unique opportunity would ideally suit a leisure operator, showroom, place of worship/ community use, education or specialist retailer. The building is adjacent to Harrow's primary public car park. Other commercial spaces are available on the upper floors including warehousing storage, work units and newly refurbished offices. Available to lease on terms to be agreed. Rental on application.