

Available Business Premises

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

September 2021

Regeneration, Planning & Enterprise

Offices & Industrial/Warehousing Premises Available in Harrow

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

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

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

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Harrow Council

Population:	252,338 (June 2020)	Business Rate Multiplier (2021/22) 51.2 pence (0.512) 49.9 pence for small businesses (0.499)
Economically Active Workforce (Aged 16-64):	117,400 (March 2021)	Unemployment rate 6.0% (August 2021)
Total floorspace:		
Industrial/Warehousing	2,102,900 (sq ft) 195,500 (sq m)	Offices 2,191,800 (sq ft) 203,700 (sq m)
Housing	95,257 dwellings	Open space 2,958 acres 1,197 hectares

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

Business Rates:
www.harrow.gov.uk/businessratesenquiry

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

Tel: 020 8736 6087
Email: marc.mason@harrow.gov.uk
Website: www.harrow.gov.uk

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

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Offices</u>	<u>0 - 99 sq m</u>		
Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP		Phoenix Business Centre 020 8861 3311	Fully serviced state of the art studio offices. Newly refurbished to highest standard. Fast and reliable internet 24 hour access. On-site allocated parking. Additional storage available. Only 12 minutes to central London. Further details on request.
Regus College Road Harrow HA1 1BD		Office Freedom 020 3603 2576	Recently refurbished business centre. Natural light. Air-conditioned. Panoramic views. Fully equipped conferencing and meeting rooms. Excellent breakout spaces. Video conferencing. Business support services. Dedicated comms. room. Cat 5e cabling. Boardroom Reception area Super high speed internet. Central heating. Kitchen. Dedicated phone line. WC. 24/7 access. 24 hour remote security monitoring. Furnished. Off-street parking. No start-up costs. Flexible agreements. Rental from £350 per person per month. (ref: 8501)
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN		Office Freedom 020 3603 2576	Fully serviced office centre. Advanced telephony. Broadband. Flexible office solutions. Boardroom. Meeting rooms. Air-conditioned. Super high speed internet. Reception area. Central heating. Kitchen. Dedicated phone line. 24/7 access. Furnished. WC. Rent from £250 per person per month. (ref: 15314)
Safestore 2 Garland Road Stanmore HA7 1NR		Office Freedom 020 3603 2576	Various office sizes with bespoke features to suit budget and meeting needs. On-site storage space. Easy access. IT connectivity available. Car parking. Meeting rooms. Kitchen. Boardroom. Reception. WC. Super high speed internet. Air-conditioned. 24/7 access. Central heating. Dedicated phone line. Lease terms/rental on request. (ref: 20716)
Oasis South Hill Avenue South Harrow HA2 0DU		Office Freedom 020 3603 2576	Modernist business centre. Recently refurbished. Natural light. Executive conference suites. Super high speed internet. WC. Personalised telephone answering. Kitchen. Message taking and voicemail. Executive furnishings. Comprehensive IT and communications infrastructure. Furnished. Meeting rooms. Boardroom. Central heating. 24/7 access. Air-conditioned. Reception Area. Security station. Dedicated phone line. Dedicated car parking. Rental from £295 per person per month. (ref: 301)
Harrow		Completely Office www.completelyoffice.co.uk	Offices to let and serviced offices available in various locations across the borough.
BeWise Point 221-227 High Road Harrow Weald HA3 5EE		BeWise Point 07863 332282	Two offices are available to rent 9am to 5pm Mondays to Fridays. Office one fits 4 desks and office two fits 8 to 10 desks. Also, classrooms available for meetings, training and teaching etc. Lease terms and rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
79 College Road Harrow HA1 1BD		Regus 0333 305 9115	Serviced office building refurbished to a high standard, with fresh modern decor. Air-conditioned. Disabled facilities. Reception open 8:30 to 18:00. Showers. 24/7 access. Raised floors. Suspended ceilings. Lift. Two meeting rooms accommodating from 2 to 30 people. Transport links. Co-working, both permanent desks and hot-desks available. Virtual office for use as a business address. Prices, offices from £200 per month, co-working from £188 per month, virtual office from £52 per month and meeting rooms from £44 per hour. Prices are the minimum price per person, based on a 24 month contract or lowest rates available.
Whitefriars Avenue Harrow HA3 5RN		Cosmo Estates 020 3475 1754	Brand new luxury state of the art offices. Private self-contained suites from 3 desks to 15 desks. Secure door entry with 24 hour access. Free high speed broadband. Fully serviced offices. Managed reception desk during office hours. Lift. Dedicated meeting rooms for up to 10 delegates. Intercom door entry system. Fully air-conditioned. Modern shared kitchen and communal washrooms. High ceiling. LED lighting. Central heating. Wifi. CCTV. Car parking. Available offices: 3 workstations x 1 office, 4 workstations x 2 offices, 5 workstations x 1 office, 7 workstations x 1 office, 10 workstations x 1 office. The offices are available on a minimum one year contract. Rental £550 per workstation.
Miller House Rosslyn Crescent Harrow HA1 2RZ		Cosmo Estates 020 3475 1754	21 modern, light and affordable office spaces varying in size from 2 to 6 persons. Kitchen facilities. Parking (at additional cost) subsidised business rates and fully inclusive service charges (electricity, water). Available offices: one small office - 1 to 2 workstations, £350 per calendar month, three medium offices 2 to 3 workstations, £650 per calendar month each, two medium offices 4 to 5 workstations, £950 per calendar month each. Minimum term of three months.
Havelock Hub 14 Havelock Place Harrow HA1		Office Freedom 020 3603 2576	Modernly refurbished air-conditioned office suites. Available immediately. Impressive private office suites. Open plan co-working spaces. Modern meeting rooms. Large attractive break-out areas. Kitchen. Boardroom. Reception Area. Super high speed internet. Central heating. Dedicated phone line. 24/7 access. WC. Furnished. Rental from £250 per person per month. (ref: 30289)
Whitefriars Avenue Harrow HA3 5RQ		David Charles Property Consultants 020 8866 0001	Artisan Studios is a newly converted business hub providing flexible work space for the creative industries. The second floor offers glass fronted cabin offices, each suitable for 2 to 3 work stations. The office space is air-conditioned, IT cabled and fully furnished with internet and telephones provided. Within the studios is a large break out area with kitchen and WC, together with boardroom facilities. Larger office areas are also available throughout the building. Manned reception during office hours. Lease terms and rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS		Hub Space 020 8732 5403	An impressive business environment with over 30,000 sq ft of modern office space. Meeting rooms. Superfast high speed internet. Virtual office & Business services. On-site café. Simple monthly billing. On-site car parking. Office availability: 2 workstations, £600 plus VAT per calendar month. 3-4 workstations, £880 plus VAT per calendar month, 5-6 workstations, £1,200 plus VAT per calendar month. Individually tailored packages and flexible terms are available from just one month.
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	Various sizes	Harrow Business Centre 020 8515 2750	Multiple offices to rent in a serviced centre over four floors. Office sizes range from one to eight occupants plus, there is a shared co-working space too. On-site meeting rooms can be hired by the hour, half or full day. Occupancy is constantly changing so anyone interested in space here can be advised at that time on availability and price.
Harrow Business Centre 431-433 Pinner Road North Harrow HA1 4HN	80-260 sq ft 7-24 sq m	David Charles Property Consultants 020 8866 0001	High specification serviced offices. Two extra floors have recently been added to a high standard. Now situated over four floors with different sized office suites. Stunning reception area. Automated lifts. Break out rooms. High quality kitchen area. Ample car parking. Boardrooms can be rented at short notice. Available on flexible terms to suit individual needs. Rental from £500 per month. Co-working shared £150 and co-working dedicated £250.
Harrow Business Centre 429-433 Pinner Road Harrow HA1 4HN	80-300 sq ft 7-28 sq m	Chamberlain Commercial 020 8429 6899	A modern office building arranged over first and second floor with an impressive ground floor manned reception. The air-conditioned offices are fitted to a high standard and provide a range of sizes. There are boardroom facilities available for separate rental and parking options. Close to the tube. Lease terms available on application. Rental £500 to £1,900 per month.
Beldham House Parr Road Stanmore HA7 1NR	94-499 sq ft 9-46 sq m	Beldham House 020 7099 4164	Newly refurbished fully services modern office space. 17 offices in total ranging in size from 94 sq ft to 499 sq ft. Double glazing. Pre wired sockets for both telephone and internet access. Allocated parking. Mail collection and reception services. Fully covered by CCTV 24/7. Secure access. Flexible terms available. Rental includes heating, lighting and rates. Details on request.
Harrow Business Centre 431-433 Pinner Road North Harrow HA1 4HN	100 sq ft 9 sq m	David Charles Property Consultants 020 8866 0001	High specification serviced offices. Two extra floors have recently been added to a high standard. Now situated over four floors with different sized office suites. Stunning reception area. Automated lifts. Break out rooms. High quality kitchen area. Ample car parking. Boardrooms can be rented at short notice. Meeting rooms available: 4 person, £20 per hour and 12 person, £40 per hour. Service packages available at £70 per person, includes 1 x internet and 1 x telephone. On-site and off-site car parking. Flexible terms available to suit individual needs. Rental from £150 per calendar month.

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Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	100-500 sq ft 9-46 sq m	Chamberlain Commercial 020 8429 6899	Newly converted business hub providing flexible workspace. The first and second floor offers glass fronted cabin offices, each one is suitable for 2-3 workstations up to 10 workstations. Air-conditioned and IT cabled. Fully furnished with internet and telephones provided. Large break-out area with a kitchen on first the floor. Kitchen facilities on the second floor. Boardroom. Manned reception during office hours. Open/private meeting space. Lease terms on application. Rental £600 per month.
14 Havelock Place Harrow HA1 1LJ	100-2,000 sq ft 9-186 sq m	Ferrari Dewe & Co 020 8427 4288	Office suites available on ground and two upper floors. Suitable for 2 persons, 4 persons and 6 to 8 persons There is also a large open plan office suite of 2,000 sq ft on the top floor if required. Showers. Fully air-conditioned. Open plan co-worker space. Impressive private office suites. Modern meeting rooms. Large attractive break-out areas. Bicycle racks. New flexible licence agreements on a fully inclusive basis. Rental £7.50 per person per day.
The 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. It offers impressive private offices, modern meeting rooms, open plan co-worker space and large attractive break-out areas. Office space is bright and interesting. Fully air-conditioned. Exposed steel frame. All sizes are available. Bicycle racks. Showers. Flexible agreements. Rental on request.
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS	100-10,000 sq ft 9-929 sq m	Devonshire Business Centres Ltd 020 8732 5555	Well-appointed fully furnished offices. Bespoke arrangements for 1 to 100 persons. Card entry. Telecoms solutions with digital telephones. CCTV. 24 hour access. Air-conditioned. Extensive On-site car parking. Flexible terms. Rental on application.
Devonshire House 582 Honeypot Lane Stanmore HA7 1BT	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 work stations. Comfortable break out areas. Kitchen and recycling facilities. Comprehensive IT and communications network. Meeting Rooms. Ergonomic furnishings. On-site management and staff. Personalised telephone answering. Manned reception. Super high speed internet. Boardroom. Air-conditioned. Dedicated phone line. Central heating. WC. 24/7 access. Dedicated car parking. Rental from £200 per person per month. (ref: 8698)
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane Stanmore HA7 1BT	111-1,500 sq ft 10-139 sq m	Cygnat Properties & Leisure 020 8731 5200 www.stanmore-bic.co.uk	Office space available ranging from 111 sq ft to 1,500 sq ft. 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 available on request.
Cygnat Honeypot Lane Stanmore HA7 1BT	111-2,500 sq ft 10-232 sq m	Office Freedom 020 3603 2576	A thriving business centre with a variety of larger open plan spaces and smaller cellular offices. Meeting Rooms. Kitchen. Boardroom. Reception area. Super high speed internet. Air-Conditioned. Central heating. Dedicated phone line. WC. 24/7 access. Furnished. On-site incubator director is on hand to provide support. Prices are negotiable. Rent from £250 per person per month. (ref: 22464)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Signal House 16 Lyon Road Harrow HA1 2AQ	120-1,115 sq ft 11-104 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor offers a number of individual offices. Can be let as a whole or as individual units. Car parking space may be available for an additional charge. Lease terms available on request. Rental £25 per sq ft per annum excl. or £45 per sq ft incl. excl. of business rates). Available immediately.
Signal House 16 Lyon Road Harrow HA1 2AQ	125-410 sq ft 12-38 sq m	Ferrari Dewe & Co 020 8427 4288	First floor offers a number of individual offices. Can be let as a whole or as individual units. Car parking space may be available for an additional charge. Lease terms available on request. Rental £25 per sq ft per annum excl. or £45 per sq ft incl. excl. of business rates). Available immediately.
Devonshire House Honeypot Lane Stanmore HA7 1JS	140 sq ft 13 sq m	Ashton Fox 020 8022 6393	Modern impressive office building. Spacious aspect. Large secure well lit gated car park. Fully furnished offices on three floors. Lift. Impressive entrance. Smart reception lobby. On-site cafeteria. 3 boardrooms to hire. Fitted kitchens. Secure key fob 24 hour access. Air-conditioned. Fully serviced reception and management support monitoring. WCs. Currently available: 2 person office, £620 pcm, 3 person office, £820 pcm, 6 person office, £1,400 pcm, all plus VAT and inclusive.
Harrow Business Centre 431-433 Pinner Road North Harrow HA1 4HN	150-4,400 sq ft 14-409 sq m	David Charles Property Consultants 020 8866 0001	High quality newly refurbished serviced offices suites. Potentially the highest specification offices over two floors. Various sizes. Stunning reception area. Passenger lifts. Ample car parking available. Boardrooms can be rented at short notice. Flexible terms are available to suit individual requirements. Rental from £400 per month inclusive.
Suite 1 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	154 sq ft 14 sq m	Ashton Fox 020 8022 6393	Ground floor luxury serviced office to let. 2-3 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £770 per calendar month inclusive. Available immediately.
Unit 10 Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £600 per month.
Unit 11 Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £600 per month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 11A Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £600 per month.
Unit 14A Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £625 per month.
Unit 14B Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £625 per month.
Unit 14C Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £625 per month.
Suite 6 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	160 sq ft 15 sq m	Ashton Fox 020 8022 6393	Ground floor luxury serviced office to let. 2-3 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £800 per calendar month inclusive. Available immediately.
Suite E Bishops Walk House 23 High Street Pinner HA5 5PJ	160 sq ft 15 sq m	David Charles Property Consultants 020 8866 0001	Office suite available in a mid terraced brick built property in excellent condition. Excellent natural light. Gas fired central heating. Fluorescent lighting. Carpeting. Entry phone. 24 hour access. Entry phone system. Parking at £100 per month per space. Available by way of a new lease for a term to be agreed. Rental £750 per month inclusive.
Suite 14H Miller House Rossllyn Crescent Harrow HA1 2RZ	165 sq ft 15 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office suite. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Available either individually or any combination with other suites. Flexible approach to leasing, short or long term. Rental £600 per calendar month inclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Miller House Rossllyn Crescent Harrow HA1 2RZ	165-1,392 sq ft 15-129 sq m	Ferrari Dewe & Co 020 8427 4288	Two storey office building offering a main ground floor entrance area and eight individual office suites or any combination of sizes from 165 sq ft to 1,392 sq ft. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Flexible approach to leasing arrangements and tenancy agreements short or long term to be agreed will be considered. Suites are immediately available. Car parking is to be discussed depending as required by each enquiry Rental £600 per calendar month inclusive.
Suite 14C Miller House Rossllyn Crescent Harrow HA1 2RZ	168 sq ft 16 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office suite. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Available either individually or any combination with other suites. Flexible approach to leasing, short or long term. Rental £600 per calendar month inclusive.
Suite 14E Miller House Rossllyn Crescent Harrow HA1 2RZ	168 sq ft 16 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office suite. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Available either individually or any combination with other suites. Flexible approach to leasing, short or long term. Rental £600 per calendar month inclusive.
Suite 14F Miller House Rossllyn Crescent Harrow HA1 2RZ	168 sq ft 16 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office suite. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Available either individually or any combination with other suites. Flexible approach to leasing, short or long term. Rental £600 per calendar month inclusive.
Suite 14G Miller House Rossllyn Crescent Harrow HA1 2RZ	168 sq ft 16 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office suite. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Available either individually or any combination with other suites. Flexible approach to leasing, short or long term. Rental £600 per calendar month inclusive.
Suite 14A Miller House Rossllyn Crescent Harrow HA1 2RZ	170 sq ft 16 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office suite. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Available either individually or any combination with other suites. Flexible approach to leasing, short or long term. Rental £600 per calendar month inclusive.
Suite 14B Miller House Rossllyn Crescent Harrow HA1 2RZ	170 sq ft 16 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office suite. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Available either individually or any combination with other suites. Flexible approach to leasing, short or long term. Rental £600 per calendar month inclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite C Bishops Walk House 23 High Street Pinner HA5 5PJ	175 sq ft 16 sq m	David Charles Property Consultants 020 8866 0001	Office suite available in a mid terraced brick built property in excellent condition. Excellent natural light. Gas fired central heating. Fluorescent lighting. Carpeting. Entry phone. 24 hour access. Entry phone system. Parking at £100 per month per space. Available by way of a new lease for a term to be agreed. Rental £850 per month inclusive.
Office 7 Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	178 sq ft 17 sq m	Ashton Fox 020 8022 6393	Stunning, luxury serviced offices. All the offices in the building are refurbished to a high standard. Air-conditioned. Available on a renewable yearly licence basis. 24 hour gated secure access. Gated on-site secure parking is available. Reasonably priced. Rental £519.16 per calendar month.
38-44 St Anns Road Harrow HA1 1LA	180-1,100 sq ft 17-102 sq m	Chamberlain Commercial 020 8429 6899	Offices with own ground floor entrance lobby. Choice of three remaining suites. Automated passenger lift to the second floor. Excellent natural light. Access to large sunny roof terrace. Large kitchen/breakout area. WCs. Flexible tenancy agreements. Rental £745 to £4,546 per month.
Byron Road Harrow HA3	190 sq ft 18 sq m	Ashton Fox 020 8022 6393	Ground floor office suitable for 4 people. Laminate flooring. Suspended ceiling. CCTV. Security alarm. Reception area. Kitchen. 2 WCs. One on-site car parking space. Rental £450 per calendar month incl. (£5,400 per annum). No VAT.
Office 8 Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	190 sq ft 18 sq m	Ashton Fox 020 8022 6393	Stunning, luxury serviced offices. All the offices in the building are refurbished to a high standard. Air-conditioned. Available on a renewable yearly licence basis. 24 hour gated secure access. Gated on-site secure parking is available. Reasonably priced. Rental £593.33 per calendar month.
Devonshire House Honeypot Lane Stanmore HA7 1JS	200 sq ft 19 sq m	Ashton Fox 020 8022 6393	Modern impressive office building. Spacious aspect. Large secure well lit gated car park. Fully furnished offices on three floors. Lift. Impressive entrance. Smart reception lobby. On-site cafeteria. 3 boardrooms to hire. Fitted kitchens. Secure key fob 24 hour access. Air-conditioned. Fully serviced reception and management support monitoring. WCs. Currently available: 2 person office, £620 pcm, 3 person office, £820 pcm, 6 person office, £1,400 pcm, all plus VAT and inclusive.
Amba House 15 College Road Harrow HA1 1BA	200-1,100 sq ft 19-102 sq m	Chamberlain Commercial 020 8429 6899	Modern and fully refurbished office building arranged over five floors. 2x8 passenger lifts. Large reception lobby. Feature plasma TV. Office suites are air-conditioned with full access raised floors. Communal kitchen at the end of each floor. Close to tube. 12 month agreement or longer by negotiation. Rental £60 per sq ft inclusive.
Rama House 17 St. Anns Road Harrow HA1 1JU	200-1,178 sq ft 19-109 sq m	Chamberlain Commercial 020 8429 6899	Executive first floor office suite in an impressive mixed use building. Modern dual lifts. Open plan. 3 full height glass directors offices. Large meeting room. WCs. Fully air-conditioned. Excellent natural light. Suspended ceilings. Wood effect flooring. Full access raised floors. Large kitchen/break-out area. For sale on application or to let. Lease terms are available on application. Rental £35 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Office 16 Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	205 sq ft 19 sq m	Ashton Fox 020 8022 6393	Stunning, luxury serviced offices. All the offices in the building are refurbished to a high standard. Air-conditioned. Available on a renewable yearly licence basis. 24 hour gated secure access. Gated on-site secure parking is available. Reasonably priced. Rental £597.92 per calendar month.
Suite 14D Miller House Rosslyn Crescent Harrow HA1 2RZ	215 sq ft 20 sq m	Ferrari Dewe & Co 020 8427 4288	First floor office suite. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Available either individually or any combination with other suites. Flexible approach to leasing, short or long term. Rental £600 per calendar month inclusive.
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. Super high speed internet. Ergonomic furnishings. Kitchen. Recycling facilities. 24 hour access. Comprehensive IT and communications infrastructure. Meeting Rooms. Boardroom. Reception Area. Air-conditioned. WC. Central heating. Dedicated phone line. Furnished. Rental from £300 per person per month. (ref: 9504)
Suite G Bishops Walk House 23 High Street Pinner HA5 5PJ	232 sq ft 22 sq m	David Charles Property Consultants 020 8866 0001	Office suite available in a mid terraced brick built property in excellent condition. Excellent natural light. Gas fired central heating. Fluorescent lighting. Carpeting. Entry phone. 24 hour access. Entry phone system. Parking at £100 per month per space. Available by way of a new lease for a term to be agreed. Rental £1,100 per month inclusive.
Grove House 55 Lowlands Road Harrow HA1 3AW	236-1,141 sq ft 22-106 sq m	Chamberlain Commercial 020 8429 6899	Recently refurbished third floor in a well maintained 1980's built office block. Divided by glass partitions into a number of small office suites. New carpets and decoration. Air-conditioned. Large ground floor entrance reception. Automated passenger lift. Male & female WCs. Cluster of three offices of 236 sq ft, 430 sq ft & 475 sq ft to rent separately or together on short term agreements. Rental £50 per sq ft.
Grove House 55 Lowlands Road Harrow HA1 3AW	236 sq ft 22 sq m	Chamberlain Commercial 020 8429 6899	Recently refurbished third floor in a well maintained 1980's built office block. Divided by glass partitions into a number of small office suites. New carpets and decoration. Air-conditioned. Large ground floor entrance reception. Automated passenger lift. Male & female WCs. Cluster of three offices of 236 sq ft, 430 sq ft & 475 sq ft to rent separately or together on short term agreements. Rental £50 per sq ft.
Unit 14D Rosslyn Crescent Harrow HA1	240 sq ft 22 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £900 per month.
Suite 2.2 Monument House 215 Marsh Road Pinner HA5 5NE	245 sq ft 23 sq m	David Charles Property Consultants 020 8866 0001	Second floor office suite. Comfort cooling. Double glazing. Suspended ceilings. Automatic passenger lift. Shared kitchen. Carpets. Prestigious entrance. Parking available by arrangement. Lease terms on request. Rental £1,100 per calendar month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House College Road Harrow HA1	250 sq ft 23 sq m	Ashton Fox 020 8022 6393	First floor office suitable for 3-4 persons in a five floor modern office building with a lift. Available on a 12 month contract. Lease terms are one month advance and two months deposit. Rental £1,041.66 per calendar month incl. Available immediately.
Suite 2.1 Monument House 215 Marsh Road Pinner HA5 5NE	270 sq ft 25 sq m	David Charles Property Consultants 020 8866 0001	Second floor office suite. Comfort cooling. Double glazing. Suspended ceilings. Automatic passenger lift. Shared kitchen. Carpets. Prestigious entrance. Parking available by arrangement. Lease terms on request. Rental £1,125 per calendar month.
Amba House College Road Harrow HA1	300 sq ft 28 sq m	Ashton Fox 020 8022 6393	First floor office suitable for four persons in a five floor modern office building with a lift. Available on a 12 month contract. Lease terms are one month advance and two months deposit. Rental £1,250 per calendar month incl. Available immediately.
Unit 2 Churchill Court 58 Station Road North Harrow HA2 7SA	303 sq ft 28 sq m	David Charles Property Consultants 020 8866 0001	First floor office suite in a modern purpose built office development. Air-conditioned. Shared WC facilities. Suspended ceilings. Intercom. Double glazing. Burglar alarm. Shared kitchenette. Flexible terms available. Rental £7,575 per annum excl.
Unit 2 Churchill Court 58 Station Road North Harrow HA2 7SA	303 sq ft 28 sq m	Chamberlain Commercial 020 8429 6899	Part first floor good quality office space within a popular courtyard office development of eleven buildings. Opposite tube station. Lease terms available on application. Rental £25 per sq ft. Available immediately.
Cardoc House Station Road North Harrow HA2 6AE	313-689 sq ft 29-64 sq m	Chamberlain Commercial 020 8429 6899	A choice of two newly built and professionally designed units arranged over first and second floors of 313 sq ft and 376 sq ft. Kitchen and WC on each floor. Air-conditioned. LED lighting. Double glazing. Perimeter trunking with data cabling. Fitted carpets. Video entry-phone system. Lease terms available on application. Rental £9,233 per annum.
Metroline House 118-122 College Road Harrow HA1 1BQ	320 sq ft 30 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished office to let in Central Harrow. Close to Harrow-on-the-Hill Station. Lease terms by negotiation. Rental £11,200 per annum.
St Anns Road Harrow HA1	320 sq ft 30 sq m	Ashton Fox 020 8022 6393	Second floor office to let in prime position. Lift. Impressive front entrance via double doors. Bright and airy. Fire alarm. Double glazing. Carpet. WCs. Air-conditioned. Suspended ceiling. Inset lighting. Suitable for 4-5 work stations. Kitchen. Recently fully refurbished. Yearly licence. Flexible terms. Rental £16,800 per annum. Available Immediately.
Amba House College Road Harrow HA1 1BA	350 sq ft 33 sq m	Cosmo Estates 020 3475 1754	Fully furnished and newly refurbished modern open plan offices with good natural light. Air-conditioned. Two passenger lifts. Door entry system. Floor grid for cabling, power and telephones. Suspended ceilings. Recessed lighting. Refurbished WCs between each floor with disabled WC on ground floor. New flexible lease available for a minimum term of 12 months. Rental £850 per month.
Amba House College Road Harrow HA1 1BA	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Second floor. office suitable for 4 persons in a five floor modern office building with a lift. Available on a 12 month contract. Lease terms are one month advance and two months deposit. Rental £1458.33 per calendar month incl. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 22 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Second floor luxury serviced office to let. 4-5 desks. Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £1,750 per calendar month inclusive. Available immediately.
Devonshire House Honeypot Lane Stanmore HA7 1JS	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Modern impressive office building. Spacious aspect. Large secure well lit gated car park. Fully furnished offices on three floors. Lift. Impressive entrance. Smart reception lobby. On-site cafeteria. 3 boardrooms to hire. Fitted kitchens. Secure key fob 24 hour access. Air-conditioned. Fully serviced reception and management support monitoring. WCs. Currently available: 2 person office, £620 pcm, 3 person office, £820 pcm, 6 person office, £1,400 pcm, all plus VAT and inclusive.
10-12 Love Lane Pinner HA5 3EF	356 sq ft 33 sq m	VDBM 01923 845222	First floor (rear) office suite to let on in an attractive building. Convenient location. Designated car parking spaces. Available on a new f & l lease for a term to be agreed. Rental £28 per sq ft.
10-12 Love Lane Pinner HA5 3EF	356-913 sq ft 33-85 sq m	Chamberlain Commercial 020 8429 6899	Choice of two first floor office suites in a charming building. Suites can be combined to give 913 sq ft. Designated parking at rear of the building. New lease available for a term to be agreed. Rental £8,900 to £22,825 (£25 per sq ft) per annum.
Suite 23 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	360 sq ft 33 sq m	Ashton Fox 020 8022 6393	Second floor luxury serviced office to let. 5 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £1,800 per calendar month inclusive. Available immediately.
Suite 24 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	370 sq ft 34 sq m	Ashton Fox 020 8022 6393	Second floor luxury serviced office to let. 5 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £1,850 per calendar month inclusive. Available immediately.
Suite 3.4 Monument House 215 Marsh Road Pinner HA5 5NE	370 sq ft 34 sq m	David Charles Property Consultants 020 8866 0001	Third floor office suite. Comfort cooling. Double glazing. Suspended ceilings. Automatic passenger lift. Shared kitchen. Carpets. Prestigious entrance. Parking available by arrangement. Lease terms on request. Rental £1,500 per calendar month.
44 Greenhill Road Harrow HA1	380 sq ft 35 sq m	Chamberlain Commercial 020 8429 6899	Small freehold detached office unit. Single storey building arranged as 2-3 offices with ancillary storage. WC. Maintained to a high standard. Wood panelling throughout. Fitted carpets. CCTV security system. Additional overhead storage. Suitable for other uses. For sale, £175,000 for the freehold.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Office 14-15 Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	403 sq ft 37 sq m	Ashton Fox 020 8022 6393	Stunning, luxury serviced offices. All the offices in the building are refurbished to a high standard. Air-conditioned. Available on a renewable yearly licence basis. 24 hour gated secure access. On-site gated secure parking is available. Reasonably priced. Rental £1,175.42 per calendar month.
Grove House 55 Lowlands Road Harrow HA1 3AW	430 sq ft 40 sq m	Chamberlain Commercial 020 8429 6899	Recently refurbished third floor in a well maintained 1980's built office block. Divided by glass partitions into a number of small office suites. New carpets and decoration. Air-conditioned. Large ground floor entrance reception. Automated passenger lift. Male & female WCs. Cluster of three offices of 236 sq ft, 430 sq ft & 475 sq ft to rent separately or together on short term agreements. Rental £50 per sq ft.
50 Crown Street Harrow on the Hill HA2 0HR	475 sq ft 44 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained office premises in an attractive setting. Ground and mezzanine floors. Gas fired central heating. Wood flooring. Ceiling spot lighting. Kitchen. WC. Flexible lease by arrangement to be agreed. Rental of £12,000 per annum exclusive.
Grove House 55 Lowlands Road Harrow HA1 3AW	475 sq ft 44 sq m	Chamberlain Commercial 020 8429 6899	Recently refurbished third floor in a well maintained 1980's built office block. Divided by glass partitions into a number of small office suites. New carpets and decoration. Air-conditioned. Large ground floor entrance reception. Automated passenger lift. Male & female WCs. Cluster of three offices of 236 sq ft, 430 sq ft & 475 sq ft to rent separately or together on short term agreements. Rental £50 per sq ft.
Suite 25 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	480 sq ft 45 sq m	Ashton Fox 020 8022 6393	Second floor luxury serviced office to let. 6-7 desks. Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £2,400 per calendar month inclusive. Available immediately.
Suite 18 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	480 sq ft 45 sq m	Ashton Fox 020 8022 6393	First floor luxury serviced office to let. 6-7 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £2,400 per calendar month inclusive. Available immediately.
Unit 2 Harrow Square College Road Harrow HA1 1BE	497 sq ft 46 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 Harrow Square College Road Harrow HA1 1BE	497 sq ft 46 sq m	Chamberlain Commercial 020 8429 6899	New ground floor commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The corner unit faces outwards to the square. This space would be ideal for training, offices, PT gym, coffee shop or take away. Double height space. Shell and core condition. Available to let, lease terms and rental on application.
Peterborough Road Harrow HA1	500 sq ft 46 sq m	Cosmo Estates 020 3475 1754	Ground floor commercial office space available immediately. Currently split into two sections with a separate WC. Occupies a prominent corner position with very high visibility. Lease both short or long term can be negotiated to your requirements and need for flexibility. Rental £10,000 per annum.
Ashford House 100 College Road Harrow HA1 1BQ	500 sq ft 46 sq m	Chamberlain Commercial 020 8429 6899	Small third floor office suite to let in a 1960's office building. Automated passenger lift. Good natural light. Basic accommodation. One parking space. Short term agreements. Rental on application.
Unit 9 Bradburys Court Lyon Road Harrow HA1 2BY	500-1,122 sq ft 46-104 sq m	Chamberlain Commercial 020 8429 6899	Entire seventh floor in a contemporary new development. Stunning London views. Floor to ceiling windows. Raised floors. Air-conditioned. Can be sub divided. Self-contained with own washroom, shower and kitchen facilities. Lift. To let, lease terms and rental on application.
Stanmore Business & Innovation Centre Howard Road Stanmore HA7 1BT	500-5,000 sq ft 46-465 sq m	Chamberlain Commercial 020 8429 6899	Prestige mixed use development with 816 homes and 80,000 sq ft of commercial offices, retail and parking. 20 acre attractively landscaped site. Office space ranges from 500 sq ft to approx. 5,000 sq ft. There is secure on-site parking and the facilities include shops and a crèche. The office suites each have a glazed fascia entrance with shared WC and kitchen facilities. Arranged over ground and three upper floors. Currently the offices are completely open plan and can be configured to suit most size requirements. On-site management. Office suites/retail units available on flexible tenancy agreements of 1 to 5 years. Rental £40 per sq ft.
10 Palmerston Road Wealdstone Harrow HA3 7FA	519 sq ft 48 sq m	VDBM 01923 845222	A ground floor lock up unit currently used as a solicitor's office. Could be used for other uses with Class E if required such as retail, office or surgery. Modern shop front. Suspended ceilings with LED Lighting. Kitchen. Air-conditioned. Well fitted. Available on a new full R & I lease for a term to be agreed. Rental £12,500 per annum exclusive.
25 Masons Avenue Wealdstone HA3 5AH	520 sq ft 48 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor retail unit with class A2 usage. Front section offers open plan office with adjoining small office room. Suspended ceiling. Recessed lighting. Carpeting. Kitchenette. WC. Electric roller shutters. Storage area. Freehold for sale. Price £225,000.
Unit 205 Cervantes House 5- 9 Headstone Road Harrow HA1 1PD	561 sq ft 52 sq m	VDBM 01923 845222	Second floor office suite. Town centre location. Comfort cooling. Lift. Available on a new full R & I lease subject to landlord's break after five years and three year upwards only rent review. Rental £17,952 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
The Lodge 37 Stanmore Hill Stanmore HA7 3DS	600 sq ft 56 sq m	Office on the Hill Ltd 020 8420 6666	Newly refurbished private stand alone detached building with open plan office/showroom area, additional office, kitchen and WC. Rental £2,000 plus VAT per month incl. of two on-site designated parking spaces (extra currently available), cleaning and 24/7 access. Available soon.
Stanmore Hill Stanmore HA7	600 sq ft 56 sq m	Ashton Fox 020 8022 6393	Lovely ground floor office suite in a detached self-contained office building within a gated car park. Newly refurbished. Kitchen. Separate office. Showroom area. Two on-site dedicated car parking spaces. WC. Cleaning and 24/7 access. Rental £2,000 per calendar month inclusive.
Unit 204 Cervantes House 5- 9 Headstone Road Harrow HA1 1PD	617 sq ft 57 sq m	VDBM 01923 845222	Second floor office suite. Town centre location. Comfort cooling. Lift. Available on a new full R & I lease subject to landlord's break after five years and three year upwards only rent review. Rental £19,744 per annum.
Amba House College Road Harrow HA1 1BA	676 sq ft 63 sq m	Cosmo Estates 020 3475 1754	Fully furnished and newly refurbished modern open plan offices with good natural light. Air-conditioned. Two passenger lifts. Door entry system. Floor grid for cabling, power and telephones. Suspended ceilings. Recessed lighting. Refurbished WCs between each floor with disabled WC on ground floor. New flexible lease available for a minimum term of 12 months. Rental £2,000 per month.
Station Road North Harrow HA2	700 sq ft 65 sq m	Ashton Fox 020 8022 6393	A1/A2 self-contained ground floor retail office unit. Prime position. Impressive double shop front. Advertising space. Recently refurbished. Suitable for any office use e.g. accountants, solicitors, finance companies or estate agents. Kitchenette. Security alarm, Fire alarm. Double glazing. WC. Gas central heating. Air-conditioned. Carpeting. Suspended ceiling. Unfurnished. Meeting room. Rear parking for one car. New lease on terms to be agreed. Rental £24,000 per annum. Available now.
Unit 4 Harrow Square College Road Harrow HA1 1BE	712 sq ft 66 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive.
7 Jardine House Bessborough Road Harrow HA1 3EX	715 sq ft 66 sq m	Ferrari Dewe & Co 020 8427 4288	Second floor modern office suite in an attractive building. Air conditioned. Gas fired central heating. Carpeting. Suspended ceilings. Recessed lighting. Double glazed windows. Kitchenette. WCs. A new effective full R & I lease for a term of 1 to 3 years or longer by arrangement. £16,000 per annum excl.
Suite 1 Rama House 17 St. Anns Road Harrow HA1 1JU	741 sq ft 69 sq m	Chamberlain Commercial 020 8429 6899	High grade office arranged as open plan with two glass executive rooms, Access to a walled external terrace of a further 450 sq ft. Fitted to a high standard. Fully air-conditioned. Raised access floors. suspended metal ceilings. LED lighting. Large shared kitchen/break-out area. WCs. Impressive entrance reception. Full security access control. For sale, price £450,000. Long leasehold.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
291 Northolt Road South Harrow HA2 8HX	768 sq ft 71 sq m	VDBM 01923 845222	Lock-up premises previously used as a dental surgery. Recently refurbished to provide three surgeries, reception and customer and staff WCs. Modern shop front. Security shutter. Tiled floors. LED lighting. Considered suitable for uses within Class E, i.e. surgery, retail, office or educational uses. Available on a new full R & I lease for a term to be agreed. Rental £33,000 per annum exclusive.
Livingstone Court Peel Road Wealdstone HA3 7QT	790 sq ft 73 sq m	Ashton Fox 020 8022 6393	Self-contained modern first floor office suite. WCs. Large reception area plus 3 rooms. Kitchen area. Secure entry phone system. Gated secure on-site allocated parking for two cars. 24 hour access. Six year lease available with a three year break. Rental £15,000 per annum. Available now.
Cervantes House 5-9 Headstone Road Harrow HA1 1PD	814 sq ft 76 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished bright third floor office in Central Harrow. Has the benefit of its own kitchen and WC together with boardroom facility. Short term lease available. Rental £27,700 per annum.
6 Jardine House Harrobian Business Village Bessborough Road Harrow HA1 3EX	819 sq ft 76 sq m	VDBM 01923 845222	Modernised office space with updated suspended ceilings. LED lighting and flooring. Currently configured as open plan office plus 3 individual offices. Own WC. 1 parking space. Available on a new full R & I lease for a term to be agreed. Rental £18,000 per annum excl. Available immediately.
Livingstone Court Peel Road Harrow HA3	845 sq ft 79 sq m	Ashton Fox 020 8022 6393	Self-contained first floor office suite. Large reception area plus three rooms, WC facilities. Secure phone entry system. Gated secure on-site allocated parking for two cars. 24 hour access. Available on a six year lease with a three year break. Rental £16,000 per annum. Available now.
Churchill Court 58 Station Road North Harrow HA2 7SA	850 sq ft 79 sq m	Chamberlain Commercial 020 8429 6899	Modern ground floor office within a popular courtyard office development. Air-conditioned. Suspended ceilings. Wood flooring. Fully fitted. Quality partitioning. Securely gated car park. New flexible lease available. Rental £25,500 per annum.
9 Churchill Court 58 Station Road North Harrow HA2 7SA	850 sq ft 79 sq m	VDBM 01923 845222	Ground floor prestigious offices in an attractive building. Air-conditioned. Suspended ceilings. Recessed lighting. Double glazed windows. Kitchenette. Burglar alarm. New effective full R & I sublease available for a term to be agreed. Rental £25,500 per annum (£2,125 per month) inclusive.
9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	850 sq ft 79 sq m	SPC Property Consultants 020 8958 5789	Neat offices available in a secure office campus. Divided into five offices. Kitchen/staff room. Lift. Gas central heating. WCs. Underfloor trunking. Well located. On-site security. Two car parking spaces. New full R & I lease available, terms to be agreed. Rental £15,000 per annum. (ref: 9CACI)
Diamond Court Greenhill Way Harrow HA1 1GZ	852 sq ft 79 sq m	Chamberlain Commercial 020 8429 6899	New build commercial unit occupying a prominent ground floor space. An attractive mixed use development has recently been completed and offers eight luxury apartments together with the ground floor commercial space. Suits education, leisure, office and retail uses. Wide double aspect windows. Security shutters. Good floor to ceiling height. Currently in shell and core condition and awaits occupiers fit-out. For sale at £450,000 with a long leasehold or to let at £30,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
56 Northumberland Road Harrow HA2 7RE	870 sq ft 81 sq m	David Charles Property Consultants 020 8866 0001	Single storey ground floor D1/E(F) premises. Open plan. Wall mounted air-conditioning. Disabled WC. Kitchenette. Recently refurbished throughout. May be suitable for alternative uses or redevelopment subject to planning. Car park at front providing five spaces. For sale or to let. Price £425,000. Lease terms on request. Rental £26,500 per annum excl.
Unit 202 Cervantes House 5- 9 Headstone Road Harrow HA1 1PD	915 sq ft 85 sq m	VDBM 01923 845222	Second floor office suite. Town centre location. Comfort cooling. Lift. Available on a new full R & I lease subject to landlord's break after five years and three year upwards only rent review. Rental £27,450 per annum.
25 High Street Pinner HA4 4PJ	921 sq ft 86 sq m	David Charles Property Consultants 020 8866 0001	Ground floor retail and first floor office space. Recently refurbished open plan retail area with kitchenette and WC on the ground floor. First floor comprises an open plan office. Two car parking spaces. Available by way of a new lease for a term by arrangement. Rental £26,000 per annum excl.
8 Spring Villa Park Spring Villa Road Edgware HA8 7EB	925 sq ft 86 sq m	SPC Property Consultants 020 8958 5789	Ground floor office suite in a well located and excellent office campus. Air-conditioned. Heating. WCs. Gated security. 2 to 3 car parking spaces. New full R & I lease available, term to be agreed. Rental £18,500 per annum excl. (ref: 8SVP LEFT)
9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	933 sq ft 87 sq m	SPC Property Consultants 020 8958 5789	First floor self-contained office suite in a secure office campus. WCs. Kitchenette. Lift. Gas central heating. Underfloor trunking. Very good condition. Smart location. On-site security. 2 to 4 car parking spaces. New full R & I lease available, terms to be agreed. Rental £16,350 per annum. (ref: 9 SVP)
CACI House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	933 sq ft 87 sq m	Michael Berman & Co 020 8346 5100	Self-contained office suite on the entire first floor in a secure campus style development. Open plan areas, a private office and meeting room. On-site security. Entryphone. Gas fired central heating. Passenger lift. Kitchenette. Suspended ceiling. Recessed lighting. Carpeted. Under floor trunking. WCs. 2 car parking spaces. New full R & I lease, term to be agreed. Rental £23,500 per annum excl.
Masters House 1 Marlborough Hill Harrow HA1 1UX	938 sq ft 87 sq m	David Charles Property Consultants 020 8866 0001	Ground floor in a newly created office building of ground and three upper floors. Self-contained and fitted out to a high standard throughout. Suspended ceilings. Air-conditioned. Carpet tiles. Kitchen and WC facilities. CAT 5 cabling. Available by way of a new full R & I lease for a term by arrangement. Rental £25,000 per annum exclusive.
Masters House 1 Marlborough Hill Harrow HA1 1UX	938-4,970 sq ft 87-462 sq m	Chamberlain Commercial 020 8429 6899	Brand new B1 office development offers Grade A office space over ground and three upper floors. Building can be leased as a single self-contained office or on a floor by floor basis. The ground floor space is 938 sq ft and the three upper floors are 1,344 sq ft each. In total entire building provides 4,970 sq ft of Net Internal Area. Offices are finished to a good standard with air-conditioning, male and female WCs and kitchens on every floor. Private car parking allocated to each floor. Available by way of a new full R & I lease for a term to be agreed. Rental £30,000 per annum. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Masters House 1 Marlborough Hill Harrow HA1 1UX	938-4,970 sq ft 87-462 sq m	David Charles Property Consultants 020 8866 0001	Newly created office building comprising a ground floor suite of 938 sq ft and upper floors comprising of three suites of 1,344 sq ft each. All suites are self-contained and fitted out to a high standard throughout. Air-conditioned. Suspended ceilings. Carpet tiles. CAT 5 cabling. Kitchen & WC facilities on all floors. Available by way of a new full R & I lease for a term by arrangement. Rental £25,000 to £30,000 per annum per floor exclusive.
Unit 2 Junction Road Harrow HA1 1NL	950 sq ft 88 sq m	Chamberlain Commercial 020 8429 6899	Ground floor commercial space in a landmark building. Arranged as two rooms with fitted kitchen and single WC. Suitable for office use, beauty or treatment rooms, medical use such as dental surgery or possibly educational use. Located next to 24 hour gym. Three allocated parking spaces. Lease terms on application. Rental £25 per sq ft.
Westbury House 23/25 Bridge Street Pinner HA5 3HR	980 sq ft 91 sq m	David Charles Property Consultants 020 8866 0001	Second floor rear in a modern brick built office building on ground and three upper floors. Kitchen facilities. Air-conditioned. Suspended ceilings. Carpets. WCs. Automatic passenger lift. Raised floor. Entry phone system. Car Parking. Lease terms on request. Rental £39.200 per annum incl.
7/9 The Bridge Wealdstone HA3 5AB	981 sq ft 91 sq m	David Charles Property Consultants 020 8866 0001	Self-contained first floor office with a mixture of private offices and open plan areas. Kitchenette. Central heating. Carpets. WC facilities. Lease terms and rental on request.
369-391 Burnt Oak Broadway Edgware HA8	1,000 sq ft 93 sq m	Office Freedom 020 3603 2576	Contemporary business centre across five floors. Serviced offices. Air-conditioned. 24/7 access. Virtual office leasing. Comprehensive IT and communications infrastructure. Extensive window space. Meeting rooms. Kitchen. Boardroom. WC. Reception area. Super high speed internet. Central heating. Dedicated phone line. Furnished. Manned security station. dedicated car parking. Available on yearly licences with longer leases negotiable. Rental from £280 per person per month. (ref: 6419)
40-44 St Anns Road Harrow HA1 1LA	1,000-4,700 sq ft 93-437 sq m	Chamberlain Commercial 020 8429 6899	Prime retail unit forming part of a new town centre development benefitting from flexible Class E use. Over four upper floors will be 25,000 sq ft of new contemporary office space. Service loading bays. Can be divided to suit requirements. Ready Q4 2021. New full R & I lease for a term to be agreed. Rental £220,000 per annum. Freehold available.
Stanmore Business & Innovation Centre Stanmore Place Honeypt Lane Stanmore HA7 1BT	1,000-9,000 sq ft 93-836 sq m	Stanmore Business & Innovation Centre 020 8731 5200 www.stanmore-bic.co.uk	Brand new office space available in a professional serviced office environment. High speed internet. Private meeting and conference rooms. Reception facility. Telephone answering. Business support service. 24 hour access. CCTV. Car parking. Lease terms and rental upon application.
Suite 3.1 Monument House 215 Marsh Road Pinner HA5 5NE	1,007 sq ft 94 sq m	David Charles Property Consultants 020 8866 0001	Third floor office suite. Air-conditioned. Comfort cooling. Glass partitioned meeting room. Double glazing. Suspended ceilings. Automatic passenger lift. Prestigious entrance. Carpets. Car parking is available by of a separate arrangement. Premises are available by way of a new lease for a term to be agreed. Rental £3,750 per calendar month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>100 - 499 sq m</u>			
Suite 3 17 St Anns Road Harrow HA1 1JU	1,100 sq ft 102 sq m	VDBM 01923 845222	Grade A first floor suite recently refurbished to a very high standard. High quality full height glazing to form 5 rooms, can be changed. Large central open plan reception area. Suspended timber floor with floor boxes, metal ceiling, downlighters and blinds to all windows. Excellent shared kitchen facilities. Shared WCs. 2 car spaces allocated with the property. New full R & I lease available for a term to be agreed. Rental £33,000 per annum excl.
Suite 3 Rama House 17 St. Anns Road Harrow HA1 1JU	1,100 sq ft 102 sq m	Chamberlain Commercial 020 8429 6899	Executive first floor office suite in an impressive mixed use building. Three full glass partitioned executive rooms with open plan workspace. Shared kitchen/break-out room. Raised floors. Air-conditioned. Impressive reception. WCs. Two car parking spaces. For sale on application. To let, lease terms on application. Rental £30 per sq ft.
Scottish Provident House 76-80 College Road Harrow HA1 1BQ	1,124 sq ft 104 sq m	VDBM 01923 845222	Second floor (front) office suite with own kitchen. Divided to form open plan area plus individual rooms but could be reconfigured. Lift. Own kitchen. New full R & I lease available, term to be agreed. Rental £15 per sq ft. Available immediately
Westbury House 23/25 Bridge Street Pinner HA5 3HR	1,140 sq ft 106 sq m	David Charles Property Consultants 020 8866 0001	Second floor front in a modern brick built office building on ground and three upper floors. Kitchen facilities. Air-conditioned. Suspended ceilings. Carpets. WCs. Automatic passenger lift. Raised floor. Entry phone system. Car Parking. Lease terms on request. Rental £45,600 per annum incl.
Bradburys Court Lyon Road Harrow HA1 2BY	1,182 sq ft 110 sq m	VDBM 01923 845222	Third floor office in a newly completed building. Currently being fitted out. Excellent natural light. Air-conditioned. Raised floor with floor boxes. Suspended ceiling. Own WC. Kitchen facilities. Available on a new full R & I lease for a term to be agreed. Rental £45,000 per annum plus VAT.
Unit 5 Bradburys Court Lyon Road Harrow HA1 2BY	1,187 sq ft 110 sq m	Chamberlain Commercial 020 8429 6899	Stunning brand new self-contained office floor occupying entire third floor. Lift. Floor to ceiling windows. Fully open plan workspace. Exclusive use of male and female washrooms. Open kitchen. Full air-conditioning. Raised floors. Motion sensor LED lighting. Suspended ceiling. Building access control. Low service charge overheads. New lease available for a term to be agreed, but envisaged to be 3 to 5 years initially. Rental £45,000 per annum.
Unit 5 Bradburys Court Lyon Road Harrow HA1 2BY	1,187 sq ft 110 sq m	Chamberlain Commercial 020 8429 6899	Stunning brand new self-contained office floor occupying entire third floor. Lift. Floor to ceiling windows. Fully open plan workspace. Exclusive use of male and female washrooms. Open kitchen. Full air-conditioning. Raised floors. Motion sensor LED lighting. Suspended ceiling. Building access control. Low service charge overheads. For sale, price £675,000. Long leasehold.
College Road Harrow	1,200 sq ft 112 sq m	Ferrari Dewe & Co 020 8427 4288	Third floor rear brand new modern office suite. Suitable for A2 or B1 use subject to any consents that may be necessary. Air-conditioned. Heating. Suspended ceilings. Recessed lighting. Carpeting. Perimeter trunking. Good natural light. New lease available. Rental £25 per sq ft per annum excl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
College Road Harrow	1,200 sq ft 112 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor rear brand new modern office suite. Suitable for A2 or B1 use subject to any consents that may be necessary. Air-conditioned. Heating. Suspended ceilings. Recessed lighting. Carpeting. Perimeter trunking. Good natural light. New lease available. Rental £25 per sq ft per annum excl.
College Road Harrow	1,200-3,200 sq ft 112-297 sq m	Ferrari Dewe & Co 020 8427 4288	Third and fourth floor brand new office suites. Suitable for A2 or B1 use subject to any consents that may be necessary. Air-conditioned. Heating. Suspended ceilings. Recessed lighting. Carpeting. Perimeter trunking. Good natural light. New lease available. Rental £25 per sq ft per annum excl.
39 High Street Pinner HA5 5PJ	1,230 sq ft 114 sq m	David Charles Property Consultants 020 8866 0001	Well-appointed period building on ground and first floors. Single open plan area with parquet floors on the ground floor. First floor comprises three offices and is carpeted. Electric heating. Kitchen. Burglar alarm. External storage area. Two external parking spaces. Existing lease will expire in March 2024. Premises are available by way of a sub-lease, term to be agreed. Rental £28,500 per annum exclusive.
Amba House 15 College Road Harrow HA1 1BA	1,250-1,400 sq ft 116-130 sq m	Chamberlain Commercial 020 8429 6899	Fourth floor bright modern office suite arranged to provide open plan workspace. Full air-conditioning. Suspended ceilings. Laminate floors. Video access control. Recessed lighting. Underfloor trunking. Two passenger lifts. Potential to provide a larger office space of 1,400 sq ft. Ready for occupation. Close to tube station. New lease available for a term to be agreed. Rental £45,000 per annum.
263 Burnt Oak Broadway Edgware HA8 5ED	1,260 sq ft 117 sq m	Ferrari Dewe & Co 020 8427 4288	Brick built two storey mid-terraced property with a pitched roof. Ground floor offers shop frontage with office space. Kitchenette. WC. First floor offers three individual rooms being used for office plus separate WC/shower. Ceiling spot. Gas fired central heating. Fluorescent lighting. Double glazed windows. Pay and display parking is available nearby. Freehold for sale with full vacant possession. Price £600,000.
Unit 1 Harrow Square College Road Harrow HA1 1BE	1,300-2,616 sq ft 121-243 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Can be split into two separate units. Available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive.
Masters House 1 Marlborough Hill Harrow HA1 1UX	1,300-5,500 sq ft 121-511 sq m	Ferrari Dewe & Co 020 8427 4288	Newly built four storey office building offering approximately 1,300 sq ft per floor. Air-conditioned. New LED lighting. Heating. Male and female WCs located on each floor. Flexible approach to leasing arrangements and the landlord will consider tenancy agreements short or long terms, to be agreed. Rental £29,950 per annum exclusive for each individual floor. Available immediately.

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Masters House 1 Marlborough Hill Harrow HA1 1UX	1,344 sq ft 125 sq m	David Charles Property Consultants 020 8866 0001	First, second and third floors of 1,344 sq ft each in a newly created office building of ground and three upper floors. Self-contained and fitted out to a high standard throughout. Air-conditioned. Suspended ceilings. Carpet tiles. CAT 5 cabling. Kitchen and WC facilities on all floors. Available by way of a new full R & I lease for a term to be agreed. Rental £30,000 per annum per floor exclusive.
Masters House 1 Marlborough Hill Harrow HA1 1UX	1,345-4,035 sq ft 375-125 sq m	VDBM 01923 845222	Modern offices to let on first, second and third floors. All the suites are fitted out to a high standard throughout which benefit from air-conditioning, suspended ceilings, CAT 5 cabling. Kitchen and WC facilities on each floor. Available on a new full R & I for a term to be agreed. Rental £30,000 per floor, per annum exclusive.
Masters House 1 Marlborough Hill Harrow HA1 1UX	1,345-4,035 sq ft 375-125 sq m	VDBM 01923 845222	Modern offices for sale on first, second and third floors. All the suites are fitted out to a high standard throughout which benefit from air-conditioning, suspended ceilings, CAT 5 cabling. Kitchen and WC facilities on each floor. Available on a new 999 999 lease on a floor by floor basis. Price £605,250 per floor, subject to contact. Available immediately.
Masters House 1 Marlborough Hill Harrow HA1 1UX	1,345-4,035 sq ft 375-125 sq m	Chamberlain Commercial 020 8429 6899	Brand new B1 office development offering Grade A air-conditioned office space over ground and three upper floors. Offices finished to a good standard. Male and female WC's and kitchens on every floor. Private car parking allocated to each floor. New 999 year lease. For sale, price £605,250. To let, lease terms and rental available on application.
90 Cannon Lane Pinner Stanmore HA5 1HR	1,379 sq ft 128 sq m	Chamberlain Commercial 020 8429 6899	Ground floor retail unit configured to provide office space, together with covered rear storage. Building provides 472 sq ft of office space with additional WCs, plus a succession of covered storage areas of a further 907 sq ft. Rear delivery loading. Easy parking. new full R & I lease available for a term to be agreed. Rental £19,000 per annum. Under offer.
Monument House 215 Marsh Road Pinner HA5 5NE	1,400 sq ft 130 sq m	VDBM 01923 845222	Third floor bright office suite to let. Prestigious entrance passenger lift. Glass partitioned meeting room. Comfort cooling air-conditioning. Suspended ceilings. Carpets. Double glazing. Kitchen facilities. Two on-site car parking spaces. Available by way of an assignment of an existing lease expiring in 2025. Rental £52,253 per annum exclusive.
Monument House 215 Marsh Road Pinner HA5 5NE	1,400 sq ft 130 sq m	David Charles Property Consultants 020 8866 0001	Third floor office suite. Air-conditioned. Comfort cooling. Glass partitioned meeting room. Carpets. Suspended ceilings. Double glazing. Kitchen facilities. Two on-site parking spaces. Available by way of an assignment of an existing lease to expire in 2025. Rental £53,000 per annum inclusive.
Govani House 26-28 Church Road Stanmore HA7 4AW	1,450 sq ft 135 sq m	Chamberlain Commercial 020 8429 6899	Bright and airy second floor modern office suite in a well maintained office building. Air-conditioned. Open plan layout with several partitioned executive offices (five rooms plus open plan). Passenger lift. Suspended ceilings. Cat2 lighting. Private kitchen. Allocated car parking to the rear of the building. Suite is available by way of a new full R & I lease for term to be agreed. Rental £37,500 per annum.

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Windrose Point Pynnacles Close Stanmore HA7 4AG	1,464 sq ft 136 sq m	Chamberlain Commercial 020 8429 6899	Brand new detached three storey mixed use development providing commercial space and luxury apartments. First floor office/D1 unit and second floor apartment for sale. Passenger lift and and stair access. Open plan layout with two large opening balconies fitted to a high standard. LED lighting tiles. Air-conditioned. Built-in floor boxes with data and power points. Suspended ceilings Fitted carpets. CCTV. WCs. Kitchen. Security fob controlled gates. Private car park. Long leasehold. For sale, price £820,000.
Unit 5 Harrow Square College Road Harrow HA1 1BE	1,503 sq ft 140 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive.
Unit 5 Harrow Square College Road Harrow HA1 1BE	1,503 sq ft 140 sq m	Chamberlain Commercial 020 8429 6899	New self-contained commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. This corner unit has a glass frontage facing onto a walkway and is ideal for training, offices, PT gym, or possibly a creche. Double height space. Shell and core condition. For sale or to let. Price or lease terms available on application.
Unit 3 Artisan Place Ladysmith Road Harrow HA3	1,540 sq ft 143 sq m	Chamberlain Commercial 020 8429 6899	Artisan Place is a mixed use development built in 2015. The scheme includes a terrace of five commercial ground floor studio offices. This unit is fitted to a high and contemporary standard with a mix of open plan office space, glass meeting rooms and generous break-out areas. Fully fitted kitchen. WCs. Shower facility. Outside terrace and access to communal gardens. Air-conditioned. Wood Double glazing, one floors. Underfloor trunking LED lighting. CCTV allocated parking space. For sale, price £625,000. Long leasehold. Under offer.
Dalston Gardens Stanmore HA7	1,550-3,100 sq ft 144-288 sq m	Ashton Fox 020 8022 6393	Choice of two unfurnished self-contained office units over two floors. Will be completely refurbished with kitchen and two WCs in each unit plus new carpeting/laminate flooring, suspended ceiling, Wifi and double glazing. New lease available on terms to be agreed. Rental £54,000 per annum inclusive.
Metroline House 118-122 College Road Harrow HA1 1BQ	1,556 sq ft 145 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished bright third floor office. Own kitchen facility. Air-conditioned. Passenger lift. Viewing highly recommended. Lease term by negotiation. Rental £46,680 per annum.
Suite 4 Congress House Lyon Road Harrow HA1 2EN	1,585 sq ft 147 sq m	VDBM 01923 845222	Open plan office with partitioned offices. Two lifts. Attractive entrance. Manned reception. Own kitchen. Excellent natural light. Four parking spaces. New full R & I lease available expiring April 2022. Longer lease may be available if required. Rental £22,190 per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
345 Station Road Harrow HA1 2AA	1,620 sq ft 151 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained second floor office with ground floor entrance. Door entry system. Arranged as five individual rooms. Gas fired central heating. WCs. Suspended ceilings. Recessed lighting. Carpeting. Kitchenette. 2 car parking spaces. May be suitable for D1 uses. New flexible full R & I lease available, term to be agreed. Rental £18,000 per annum excl.
345 Station Road Harrow HA1 2AA	1,620 sq ft 151 sq m	VDBM 01923 845222	Self-contained second floor office with ground floor entrance. Currently arranged as five individual rooms. Gas fired central heating. WCs. Suspended ceilings. Recessed lighting. Carpeting. Kitchenette. May be suitable for D1 uses, medical, teaching or education. Available on a new full R & I lease for a term to be agreed. Rental £18,000 per annum excl.
345 Station Road Harrow HA1 2AA	1,620 sq ft 151 sq m	Chamberlain Commercial 020 8429 6899	Affordable self-contained second floor offices with ground floor entry. Floor is split into five rooms with separate kitchen and male/female WCS. Two car parking spaces. New lease available, terms on request. Rental £18,000 per annum. Available now.
Amba House 15 College Road Harrow HA1 1BA	1,630 sq ft 151 sq m	Ferrari Dewe & Co 020 8427 4288	Modern attractive office suite on part fourth floor currently offering an open plan design with good natural light. Passenger lift. Air-conditioned. Door entry system. Suspended ceilings. Recessed lighting. Floor grid for cabling. Refurbished WCs between each floor. Power and telephones. Additional 1,270 sq ft office suite may be available if required. New flexible lease available for a term to be agreed. Rental £28.50 per sq ft exclusive.
Unit 3 Harrow Square College Road Harrow HA1 1BE	1,633 sq ft 152 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive.
Unit 3 Harrow Square College Road Harrow HA1 1BE	1,633 sq ft 152 sq m	Chamberlain Commercial 020 8429 6899	New ground floor commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The unit faces outwards to the square and has a glass panel front. This space would be ideal for training, offices, PT gym, coffee shop or possibly a creche. Double height space. Shell and core condition. For sale or to let. Price or lease terms available on application.
Suite 6 Congress House Lyon Road Harrow HA1 2EN	1,697 sq ft 158 sq m	VDBM 01923 845222	Open plan office with two partitioned offices. Two lifts. Attractive entrance. Manned reception. Own kitchen. Excellent natural light. Four parking spaces. New full R & I lease for up to two years. Rental £23,870 per annum exclusive.
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	Chamberlain Commercial 020 8429 6899	New ground floor commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The unit is in the rear block of Harrow Square and has an extensive glass frontage facing onto a walkway. This space would be ideal for training, offices, PT gym, or possibly a creche. Double height space. Shell and core condition. For sale or to let. Price or lease terms on application.
116 College Road Harrow HA1 1BQ	1,776 sq ft 165 sq m	Chamberlain Commercial 020 8429 6899	Entire ground floor office suite in an attractive red brick building. Gas central heating. Fitted kitchen. WCs. Comfort cooling. Car parking at rear. New full R & I Lease available for a term to be agreed. Reduced rental of £17 per sq ft exclusive.
College Road Harrow	1,800 sq ft 167 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor front brand new modern office suite. Suitable for A2 or B1 use subject to any consents that may be necessary. Air-conditioned. Heating. Suspended ceilings. Recessed lighting. Carpeting. Perimeter trunking. Good natural light. New lease available. Rental £25 per sq ft per annum excl.
Bank House St Johns Road Harrow HA1	1,912 sq ft 178 sq m	Chamberlain Commercial 020 8429 6899	Entire second floor available in an attractive 1980's brick built building, arranged over ground and three upper floors. Arranged as six rooms and a central open plan area. Own kitchen. Male and female WCs. Communal landing. Attractive ground floor entrance lobby. Automated passenger lift. Two car parking spaces. New lease available, terms on application. Rental £47,800 per annum.
Scottish Provident House 76-80 College Road Harrow HA1 1BQ	1,934 sq ft 180 sq m	VDBM 01923 845222	First floor (rear) air-conditioned office suite with modern ceiling and LED lighting. Lift. Two parking spaces. New full R & I lease available, term to be agreed. Rental £15 per sq ft. Available now.
Lexicon Gayton Road Harrow HA1 2HH	2,000-5,139 sq ft 186-478 sq m	Chamberlain Commercial 020 8429 6899	Ground floor commercial unit in a new mixed use development that provides high quality residential apartments with landscaped gardens and secure parking. Currently in a shell and core condition. Fitted to Category A standard ready for a tenants internal fit out. Excellent natural light and several points of entry. Unit can be split into self-contained space. Alternative uses possible. Allocated and gated car parking. New lease terms available. Rental £32.50 per sq ft.
21/23 The Bridge Wealdstone Harrow HA3 5AG	2,028 sq ft 188 sq m	David Charles Property Consultants 020 8866 0001	A character office building in excellent decorative order occupied by solicitors many years. Reception area, open plan office and a number of individual offices on the ground floor. Boardroom, storage room and two self-contained offices on the first floor. Building has kitchen/toilet facilities on the ground floor. 4 car parking spaces at rear. Lease terms on request. Rental £35,000 per annum excl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,099 sq ft 195 sq m	SPC Property Consultants 020 8958 5789	Well-appointed second floor office suite. Security controlled campus entrance. Lift. Large open plan working area. Executive office with floor to ceiling glazing. Balcony/patio area. Air-conditioned. Large communal kitchen/staff rest area. WCs. Impressive reception area. En-suite washroom. 4 car parking spaces. Can be combined with the first floor. Full R & I lease available, term to be agreed. Rental £46,000 per annum exclusive. (ref: 7SVP)
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,099-4,325 sq ft 195-402 sq m	SPC Property Consultants 020 8958 5789	Well-appointed first and second floor office suite. Security controlled campus entrance. Lift. WCs. Air-conditioned. Demountable glazed partition offices. Large communal kitchen/staff rest area. Impressive reception area. 8 car parking spaces. Full R & I lease available for a term to be agreed. Rental £95,000 per annum exclusive. (ref: 7SVP)
Unit 3 Churchill Court 58 Station Road North Harrow HA2 7SA	2,116 sq ft 197 sq m	David Charles Property Consultants 020 8866 0001	End of terrace three storey brick built office building within a modern, purpose built office development. Ground floor reception. Central heating. Perimeter trunking. Part suspended ceilings comfort cooling. Kitchen facilities. Double glazing. Five car parking spaces on site. Lease terms available on request. Rental £50,000 per annum exclusive.
Westbury House 23/25 Bridge Street Pinner HA5 3HR	2,120 sq ft 197 sq m	David Charles Property Consultants 020 8866 0001	Second floor suites in a modern brick built office building on ground and three upper floors. Kitchen facilities. Air-conditioned. Suspended ceilings. Carpets. WCs. Automatic passenger lift. Raised floor. Entry phone system. Car Parking. Lease terms on and rental available on application.
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,226 sq ft 207 sq m	SPC Property Consultants 020 8958 5789	Well-appointed first floor office suite. Security controlled campus entrance. Lift. Demountable glazed partition offices. Air-conditioned. Large communal kitchen/staff rest area. Impressive reception area. WCs. 4 car parking spaces. Can be combined with the second floor. Full R & I lease available for a term to be agreed. Rental £49,000 per annum exclusive. (ref: 7SVP)
Kirkland House 11-15 Peterborough Road Harrow HA1 2AX	2,357-4,714 sq ft 219-438 sq m	Chamberlain Commercial 020 8429 6899	A choice of two newly refurbished office floors occupying entire ground and second floor of a modern immaculately maintained building. Open plan space, new suspended ceilings, motion sensor LED lighting, new carpets and decor. Allocated car parking to the rear of the property. New full R & I lease available for a term to be agreed. Rental £76,602 per annum.
Unit 4 Masters Court Lyon Road Harrow HA1 2BU	2,377 sq ft 221 sq m	David Charles Property Consultants 020 8866 0001	Commercial development which currently has five units available as single or multiple units. Each unit is two storeys with street level access. Suitable for offices, medical, education, gym, restaurant or retail spaces (use class E). Each unit is offered on a new 999 year lease (virtual freehold). Multiple units may be available on request. Units provided as shell and core condition. Price £1,070,000.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 Masters Court Lyon Square Harrow HA1 2BT	2,377 sq ft 221 sq m	Chamberlain Commercial 020 8429 6899	Five adjoining commercial units, each with ground and first floors ranging from 2,377 sq ft to 12,724 sq ft. The units have high ceilings and full floor to ceiling glazing. Units are in shell and core condition or can be fitted out by the developer. Suitable for office, leisure, cafe/restaurant, retail, education, faith & community, gym, medical. Double height spaces. Floor to ceiling glazing. Fit-out packages available. For sale, £1,110,000 for the freehold. To let, rental £86,000 per annum.
Units 2,3,4,5,6 Masters Court Lyon Road Harrow HA1 2BU	2,377-12,724 sq ft 221-1,183 sq m	David Charles Property Consultants 020 8866 0001	Commercial development which currently has five units available as single or multiple units. Each unit is two storeys with street level access. Suitable for offices, medical, education, gym, restaurant or retail spaces (use class E). Each unit is offered on a new 999 year lease (virtual freehold). Multiple units may be available on request. Units provided as shell and core condition. Prices on application.
Units 2-6 Masters Court Lyon Square Harrow HA1 2BT	2,377-12,724 sq ft 221-1,183 sq m	Chamberlain Commercial 020 8429 6899	Five adjoining commercial units, each with ground and first floors ranging from 2,377 sq ft to 12,724 sq ft. The units have high ceilings and full floor to ceiling glazing. Units are in shell and core condition or can be fitted out by the developer. Suitable for office, leisure, cafe/restaurant, retail, education, faith & community, gym, medical. Double height spaces. Floor to ceiling glazing. Fit-out packages available. For sale, £5,800,000 for the freehold. To let, rental £85,000 to £445,000 per annum.
Brember Road South Harrow HA2 8BJ	2,400 sq ft 223 sq m	Ashton Fox 020 8022 6393	Spacious self-contained first floor open plan office. Own entrance. Entire floor fully refurbished. New carpet. Air-conditioned. Gas central heating. Inset lighting and suspended ceiling. Security alarm. CCTV. Fire alarm. Fitted kitchen. 3 WCs. Parking for up to 10 cars may be possible. Office adjoins a large warehouse/industrial unit. It may be suitable to take both and use as a workshop/showroom. Lease terms available on application. Rental £55,000 per annum inclusive. Available now.
Unit 2 Masters Court Lyon Road Harrow HA1 2BU	2,466 sq ft 229 sq m	David Charles Property Consultants 020 8866 0001	Commercial development which currently has five units available as single or multiple units. Each unit is two storeys with street level access. Suitable for offices, medical, education, gym, restaurant or retail spaces (use class E). Each unit is offered on a new 999 year lease (virtual freehold). Multiple units may be available on request. Units provided as shell and core condition. Price £1,110,000.
Kings House Kymberley Road Harrow HA1 1PT	2,500-10,469 sq ft 232-973 sq m	Chamberlain Commercial 020 8429 6899	Third floor in a modern office building. Fully refurbished. Can be sub-divided to a minimum 2,500 sq ft. Air-conditioned. Under floor trunking. Attractive reception. 24 hour concierge security. Three high speed passenger lifts. Generous parking. New full R & I lease available for a term to be negotiated. Rental £32.50 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 6 Masters Court Lyon Road Harrow HA1 2BU	2,578 sq ft 240 sq m	David Charles Property Consultants 020 8866 0001	Commercial development which currently has five units available as single or multiple units. Each unit is two storeys with street level access. Suitable for offices, medical, education, gym, restaurant or retail spaces (use class E). Each unit is offered on a new 999 year lease (virtual freehold). Multiple units may be available on request. Units provided as shell and core condition. Price £1,335,000.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	2,598 sq ft 241 sq m	Chamberlain Commercial 020 8429 6899	Ground floor in an attractive 1980's detached office building arranged over ground and 3 upper floors. In good decorative order. Internal fit-out of open plan and cellular executive offices. Large reception foyer. Passenger lift. Air-conditioned. Generous secure parking. Available by way of a new full R & I lease for a term to be agreed. Rental £25 per sq ft.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	2,598-15,209 sq ft 241-1,413 sq m	Chamberlain Commercial 020 8429 6899	Attractive 1980's detached office building arranged over ground and 3 upper floors. In good decorative order. Internal fit-out of open plan and cellular executive offices. Large reception foyer. Passenger lift. Air-conditioned. Generous secure parking for approximately 21 cars. New full R & I lease available for a term agreed. Rental £25 per sq ft.
Unit 3 Masters Court Lyon Road Harrow HA1 2BU	2,599 sq ft 242 sq m	David Charles Property Consultants 020 8866 0001	Commercial development which currently has five units available as single or multiple units. Each unit is two storeys with street level access. Suitable for offices, medical, education, gym, restaurant or retail spaces (use class E). Each unit is offered on a new 999 year lease (virtual freehold). Multiple units may be available on request. Units provided as shell and core condition. Price £1,170,000.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	2,600 sq ft 242 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor in a prominent self-contained four storey office building with entrance/reception. Automatic passenger lift. Male and female WCs. Car parking spaces available. New full R & I lease available, terms to be agreed. Rental £25 per sq ft.
Unit 1 Harrow Square College Road Harrow HA1 1BE	2,616 sq ft 243 sq m	Chamberlain Commercial 020 8429 6899	New ground floor commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Can be split into two or three separate units of various sizes. Extensive glass frontage and is ideal for restaurants, training, offices, PT gym, or possibly a creche. Double height space. Shell and core condition. Lease terms and rental on request.
Aspect Park Lane Stanmore HA7	2,667 sq ft 248 sq m	Office Freedom 020 3603 2576	Unique HQ office building offering furnished serviced office space on three floors. Meeting rooms. WC. Super high speed internet. 24/7 access. Kitchen. Reception area. Air-Conditioned. Dedicated phone line. Mail forwarding. Breakout space. On-site car parking for seven vehicles. Lease terms and rental on request. (ref: 26455)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 5 Masters Court Lyon Road Harrow HA1 2BU	2,704 sq ft 251 sq m	David Charles Property Consultants 020 8866 0001	Commercial development which currently has five units available as single or multiple units. Each unit is two storeys with street level access. Suitable for offices, medical, education, gym, restaurant or retail spaces (use class E). Each unit is offered on a new 999 year lease (virtual freehold). Multiple units may be available on request. Units provided as shell and core condition. Price £1,217,000.
5 Jardine House Harrobian Business Village Bessborough Road Harrow HA1 3EX	2,864 sq ft 266 sq m	VDBM 01923 845222	Attractive self-contained air-conditioned office building on ground, first and second floors. Seven parking spaces. Offers sought in the region of £1,350,000 plus VAT for the freehold with vacant possession. Letting on a new full R & I lease considered. Rental £60,000 per annum exclusive.
Kings House Kymberley Road Harrow HA1 1PT	2,899 sq ft 269 sq m	Chamberlain Commercial 020 8429 6899	Third floor office suite in a modern office building. Arranged to provide open plan workspace, together with meeting rooms. Large kitchen/breakout area. Fully refurbished. Air-conditioned. Under floor trunking. Attractive reception. 24 hour concierge security. 3 high speed passenger lifts. Generous parking. New full R & I lease available for a term to be agreed. Rental £340,242 per annum.
Monument House 215 Marsh Road Pinner HA5 5NE	3,000 sq ft 279 sq m	VDBM 01923 845222	Ground floor bright office suite to let. Prestigious entrance passenger lift. Glass partitioned meeting room. Comfort cooling air-conditioning. Suspended ceilings. Carpets. Double glazing. Kitchen facilities. Use class E. Five on-site car parking spaces. Assignment of an existing lease available expiring in 2025. Rental £68,016 per annum exclusive.
Monument House 215 Marsh Road Pinner HA5 5NE	3,000 sq ft 130 sq m	David Charles Property Consultants 020 8866 0001	Ground floor currently arranged as two office suites accessed from the common parts. Could be converted to A1 retail subject to planning with extensive window frontage. There is parking to the rear. Loading access could be created from the car park. Available by of a new lease for a term by arrangement. Rental £75,000 per annum exclusive.
21/23 The Bridge & 10 Masons Avenue Wealdstone HA3 5AG	3,029 sq ft 282 sq m	David Charles Property Consultants 020 8866 0001	Character office building in excellent decorative order previously occupied by solicitors. Lower ground floor comprises an open plan office. Ground floor comprises reception and a number of individual offices. First floor comprises a boardroom and four self-contained offices. WC and kitchen facilities. Five car parking spaces. All floors are currently let. Property is available freehold. Price £1,150,000 subject to contract.
39-41 Roxborough Road Harrow HA1 1NS	3,412 sq ft 317 sq m	Ferrari Dewe & Co 020 8427 4288	Two storey mid-terraced self-contained freehold building, currently used as a religious centre. Divided into various offices and meeting rooms, would suit nursery school, assisted living religious assembly or office space subject to planning perm. Air-conditioned. Space outside for up to 13 cars. For sale. Price £1,750,000 subject to contract.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,022 sq ft 374 sq m	Chamberlain Commercial 020 8429 6899	Third floor in an attractive 1980's detached office building arranged over ground and 3 upper floors. In good decorative order. Internal fit-out of open plan and cellular executive offices. Large reception foyer. Passenger lift. Air-conditioned. Generous secure parking. Available by way of a new full R & I lease for a term to be agreed. Rental £25 per sq ft.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,040 sq ft 375 sq m	Ferrari Dewe & Co 020 8427 4288	Third floor available in a prominent self-contained four storey office building with entrance/reception. Automatic passenger lift. Male and female WCs. Car parking spaces included. New full R & I lease available, terms to be agreed. Rental £25 per sq ft.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,284 sq ft 398 sq m	Chamberlain Commercial 020 8429 6899	First floor in an attractive 1980's detached office building arranged over ground and 3 upper floors. In good decorative order. Internal fit-out of open plan and cellular executive offices. Large reception foyer. Passenger lift. Air-conditioned. Generous secure parking. Available by way of a new full R & I lease for a term to be agreed. Rental £25 per sq ft.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,290 sq ft 399 sq m	Ferrari Dewe & Co 020 8427 4288	First floor available in a prominent self-contained four storey office building with entrance/reception. Automatic passenger lift. Male and female WCs. Car parking spaces available. New full R & I lease available, terms to be agreed. Rental £25 per sq ft.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,305 sq ft 400 sq m	Chamberlain Commercial 020 8429 6899	Second floor in an attractive 1980's detached office building arranged over ground and 3 upper floors. In good decorative order. Internal fit-out of open plan and cellular executive offices. Large reception foyer. Passenger lift. Air-conditioned. Generous secure parking. Available by way of a new full R & I lease for a term to be agreed. Rental £25 per sq ft.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,315 sq ft 401 sq m	Ferrari Dewe & Co 020 8427 4288	Second floor in a prominent self-contained four storey office building with entrance/reception. Automatic passenger lift. Male and female WCs. Car parking spaces included. New full R & I lease available, terms to be agreed. Rental £25 per sq ft.
6 Warner House Harrobian Business Village Bessborough Road Harrow HA1 3EX	4,503 sq ft 419 sq m	VDBM 01923 845222	Attractive self-contained air-conditioned office building on ground, first and second floors. Five parking spaces. New full R & I lease considered at a rental of £25.95 per sq ft or alternatively, at a fully inclusive rental based on £35 per sq ft sq ft.

500-999 sq m

Qualitas House Elmgrove Road Harrow HA1	5,591 sq ft 520 sq m	Chamberlain Commercial 020 8429 6899 Knight Frank 020 7629 8171	Modern warehouse and office facility with car parking, secure yard and a loading bay. Offices of 5,591 sq ft are arranged over 2 floors. Impressive reception area and range of bright, air-conditioned open plan areas and executive cellular offices. The warehouse is 10,646 sq ft and accessed via a large secure yard providing a wide loading area and a large secure loading bay. Warehouse has an eaves height of 4.77m (rising to 6.11m) and 3 loading bays. 23 car parking spaces. Available by way of a new lease, term to be agreed. Rental on request.
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<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 5 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,274 sq ft 583 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Hygeia Building 66-68 College Road Harrow HA1 1BE	6,357 sq ft 591 sq m	Avison Young 020 7911 2763	First floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. Excellent parking ratio at 1:489 sq ft. Reception undergoing refurbishment. LED lighting. On-site management. Raised floors. Suspended ceiling. 13 car parking spaces. Leasehold terms on request. Rental £29.50 per sq ft per annum excl.
Hygeia Building 66-68 College Road Harrow HA1 1BE	6,357 sq ft 591 sq m	Ferrari Dewe & Co 020 8427 4288	First floor open plan office suite in a high quality property arranged over ground, mezzanine and five upper floors around an impressive central atrium with glass wall-climber lifts. 13 car parking spaces available with the suite which provides an excellent parking ratio of 1:489. Air-conditioned. Carpeting. Fully accessible raised floors. Suspended ceilings with LED lighting. Four 13-person passenger lifts. Staffed reception and on-site management. WC facilities. A new full R & I Lease available. Rental £29.50 per sq ft per annum excl. Available now.
Unit 6 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,646 sq ft 710 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Unit 4 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,864 sq ft 731 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Mansard House Brember Road South Harrow HA2 8AX	8,422 sq ft 783 sq m	Chamberlain Commercial 020 8429 6899	Office building with attached warehouse/industrial unit and open storage/car parking within a securely fenced and gated compound. Offices arranged over ground and two upper floors and provide 3,885 sq ft. The attached warehouse is 4,437 sq ft, has a 4m clear eaves height and benefits from 3 level loading doors. There are two secure external areas either side of the building which can be used for open storage or extensive car parking. Lease terms on application. Available for sale or to let. Rental £70,000 per annum. Price £2,450,000.
Unit 8 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	8,912 sq ft 828 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Unit 2 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,052 sq ft 841 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Unit 7 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,131 sq ft 848 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Unit 9 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,256 sq ft 860 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 10 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,316 sq ft 865 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	10,425 sq ft 969 sq m	Ferrari Dewe & Co 020 8427 4288	Self-contained four storey office building. Ground floor entrance. Reception/waiting area leading to three floors of office above, each floor offering 3,300 sq ft. Automatic passenger lift. Female and male WCs. Shower room. Covered private parking spaces. New full R & I lease(s) to be granted at terms to be agreed. Rental £35 per sq ft.
Unit 3 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	12,390 sq ft 1,151 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17 per sq ft.
<u>1,000 - 1,999 sq m</u>			
Spencer House 29 Grove Hill Road Harrow HA1 3BN	15,245 sq ft 1,417 sq m	Ferrari Dewe & Co 020 8427 4288	Prominent self-contained four storey office building with entrance/reception. Ground and three floors of offices. Auto. passenger lift. Male and female WCs. 21 car parking spaces. New full R & I lease(s) are available, terms to be agreed. Rental £25 per sq ft.
Unit 11 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	16,671 sq ft 1,549 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 1 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	17,919 sq ft 1,665 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17 per sq ft.

2,000 sq m or greater

None

Further Information

For details of additional office premises please visit:

www.movehut.co.uk

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

www.theofficeproviders.com

www.offices.org.uk

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Industrial / Warehousing</u>		<u>0 - 99 sq m</u>	
Harrow		Completely Industrial www.completelyindustrial.co.uk	Industrial units to let.
Whitefriars Avenue Harrow HA3 5RQ		David Charles Property Consultants 020 8866 0001	Artisan Studios is a newly converted business hub providing flexible work space for the creative industries. The second floor offers glass fronted cabin offices, each suitable for 2 to 3 work stations. The office space is air-conditioned, IT cabled and fully furnished with internet and telephones provided. Within the studios is a large break out area with kitchen and WC, together with boardroom facilities. Larger office areas are also available throughout the building. Manned reception during office hours. Lease terms and rental on application.
r/o 40 Rusland Park Road Harrow HA1 1UT	250-750 sq ft 23-70 sq m	Chamberlain Commercial 020 8429 6899	Storage solution comprising two lock-up garages, parking for two vehicles together with a small exterior garden space which could provide further external storage. For sale freehold and would suit a builder, storage of off-road vehicles, online retailer or an office based company. Price £125,000.
Phoenix Business Cent. Rosslyn Crescent Harrow HA1 2SP	450-10,000 sq ft 42-929 sq m	Phoenix Business Centre 020 8861 3311	Over 40 individual industrial units. Secured gated site. CCTV monitored. 24 hour access, access via electronic entry/exit system after 10pm. On-site allocated and controlled parking. All units have secure roller shutters. Further details on request.
<u>100 - 499 sq m</u>			
Rosslyn Crescent Harrow HA1	1,200 sq ft 112 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 1,200 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. Available on short term contracts. Rental £1,450 per month.
Rosslyn Crescent Harrow HA1 2RZ	1,200-5,000 sq ft 112-465 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 1,200 sq ft to 5,000 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. The warehouses have various heights to an eaves height of 25ft. Available on short term contracts. Rental, warehouse from £13.50 per sq ft excl. and office space from £26 per sq ft excl.
Unit 8 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	1,260 sq ft 117 sq m	Dutch & Dutch 020 7794 7788	Modern single storey end of terrace ground floor B8 warehouse and B1 light industrial premises. Open plan. Kitchen area. Two WCs/washrooms. 3-phase power supply. Steel up and over loading door. Pedestrian door entrance. Concrete floor. 3 allocated car parking spaces. Fluorescent lighting. A new full R & I lease will be granted for a term of either 3 or 6 years. Rental £25,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Rossllyn Crescent Harrow HA1	2,500 sq ft 232 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 2,500 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. Available on short term contracts. Rental £2,750 per month.
Unit 2 Rossllyn Crescent Harrow HA1	2,500 sq ft 232 sq m	Cosmo Estates 020 3475 1754	Warehouse/storage unit to let in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the the security and control of a traditional leased approach. The lease for this managed workspace can be negotiated according to your requirements and need for flexibility. Rental £4,167 per month.
Unit 14 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	2,520 sq ft 234 sq m	Dutch & Dutch 020 7794 7788	Modern single storey end of terrace ground floor B8 warehouse and B1 light Industrial premises on ground and mezzanine floors. Open plan on the ground floor. 2 WC's/washrooms and an adjoining kitchenette. Storage and office on the mezzanine floor. 3-phase power supply. Steel up and over loading door. Pedestrian door entrance. Concrete floor. Fluorescent lighting. 3 allocated car parking spaces. A new full R & I lease will be granted for a term of 3 or 6 years. Rental £40,000 per annum.
Unit B1a Neptune House Neptune Road Harrow HA1	3,204 sq ft 298 sq m	Chamberlain Commercial 020 8429 6899	Modern business unit comprising a steel portal frame warehouse, fully fitted with two storey offices and ancillary storage. Ground floor provides a general reception and three glass cellular offices. Storage space has 9ft eaves and a full height roller shutter loading door. WCs and a shower. First floor has modern air-conditioned offices and a large kitchen/breakout room. Excellent condition and fitted to a high standard. Five car parking spaces. For sale, price £1,200,000 for the freehold.
Unit 3 Rossllyn Crescent Harrow HA1	3,775 sq ft 351 sq m	Cosmo Estates 020 3475 1754	Warehouse/storage unit to let in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the the security and control of a traditional leased approach. The lease for this managed workspace can be negotiated according to your requirements and need for flexibility. Rental £6,292 per annum.
Rossllyn Crescent Harrow HA1	4,000 sq ft 372 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 4,000 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. Available on short term contracts. Rental £4,000 per month.

500 - 999 sq m

Unit 6 Whitefriars Ind. Est. Tudor Road Harrow HA3 5SS	6,134 sq ft 570 sq m	Stimpsons 020 8905 9292 IPIF Trade 0800 804 8600	Light industrial/warehouse unit. Steel portal frame construction. First floor offices to the front. 6.7m eaves height. Individual loading bays. Full height loading doors. 3 phase power. Eight car parking spaces. Available on a new full R & I lease for a term to be agreed. Rental £89,494 per annum.
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<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 6 Whitefriars Ind. Est. Tudor Road Harrow HA3 5SS	6,134 sq ft 570 sq m	Colliers International 01895 813344	Light industrial/warehouse unit. Steel portal frame construction. First floor offices to the front. 6.7m eaves height. Individual loading bays. Full height roller shutter loading doors. 3 phase power. Eight car parking spaces. Property is available on a new full R & I lease for a term to be agreed. Rental £98,144 per annum (£16 per sq ft).
Unit 5 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,274 sq ft 583 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
31-37 Rosslyn Crescent Harrow HA1 2SA	7,395 sq ft 687 sq m	David Charles Property Consultants 020 8866 0001	Light industrial/warehouse and office unit of steel framed construction. 3m eaves height to steel trusses and 5m to the ridge of the roof. Concrete apron perimeter where parking is available. Two roller shutters, 3 phase power. Kitchen and WC facilities. New full R & I lease available for a term by arrangement. Rental £85,000 per annum excl.
Unit 6 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,646 sq ft 710 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Unit 4 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,864 sq ft 731 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Mansard House Brember Road South Harrow HA2 8AX	8,422 sq ft 783 sq m	Knight Frank 020 7629 8171	Single storey warehouse/industrial unit with three floors of offices. Two external areas either side of the building, one is currently used as a yard and the other is used as a car park. Whole property is surrounded by a security fence. 4m clear internal height and an apex height of 5.83m. Three manual level loading doors. Secure gated yard, Available by way of an assignment of existing lease expiring in June 2031. New lease may be available on terms to be agreed. Rental details on application. Property Ref: CPD256271
Unit 8 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	8,912 sq ft 828 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Unit 2 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,052 sq ft 841 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Unit 7 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,131 sq ft 848 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Unit 9 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,256 sq ft 860 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 10 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,316 sq ft 865 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17.50 per sq ft.
Qualitas House Elmgrove Road Harrow HA1	10,646 sq ft 989 sq m	Chamberlain Commercial 020 8429 6899 Knight Frank 020 7629 8171	Modern warehouse and office facility with car parking, secure yard and a loading bay. Offices of 5,591 sq ft are arranged over 2 floors. Impressive reception area and range of bright, air-conditioned open plan areas and executive cellular offices. The warehouse is 10,646 sq ft and accessed via a large secure yard providing a wide loading area and a large secure loading bay. Warehouse has an eaves height of 4.77m (rising to 6.11m) and 3 loading bays. 23 car parking spaces. Available by way of a new lease, term to be agreed. Rental on request.
<u>1,000 - 4,999 sq m</u>			
Unit 3 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	12,390 sq ft 1,151 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17 per sq ft.
1 Forward Drive Harrow HA3 8NT	15,101 sq ft 1,403 sq m	Vail Williams 0118 909 7400	Warehouse of brick construction with two storey purpose built office extension. Roller shutter door access, 4.5m wide and 4.5m high. Minimum eaves height 5.5m. Halogen lighting plus excellent natural light. Mezzanine level. Concrete painted floor. Site area 0.87 acres. Lockable palisade gate. 39 car parking spaces at rear. Available via a sublease or on new terms to be agreed. Rental 13 per sq ft.
Unit 11 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	16,671 sq ft 1,549 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 1 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	17,919 sq ft 1,665 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	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/m ² floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Available by way of a new full R & I lease. Rental £17 per sq ft.
Qualitas House Elmgrove Road Harrow HA1	18,805 sq ft 1,748 sq m	Chamberlain Commercial 020 8429 6899 Knight Frank 020 7629 8171	Modern warehouse and office facility with car parking, secure yard and a loading bay. Offices of 5,591 sq ft are arranged over 2 floors. Impressive reception area and range of bright, air-conditioned open plan areas and executive cellular offices. The warehouse is 10,646 sq ft and accessed via a large secure yard providing a wide loading area and a large secure loading bay. Warehouse has an eaves height of 4.77m (rising to 6.11m) and 3 loading bays. 23 car parking spaces. Available by way of a new lease, term to be agreed. Rental on request.

Further Information

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

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Re-Development Sites</u>			
Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	5,256-103,025 sq ft 489-9,575 sq m	Colliers International 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	11 high-spec flexible units in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 8.5m to 11.3m eaves height. Solar controlled double glazing. 50kN/m ² floor loading. Fibre broadband enabled.24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Units are available by way of new full R & I leases.
<u>Other</u>			
Connect House 16 College Avenue Harrow Weald HA3 6HB	825 sq ft 77 sq m	VDBM 01923 845222	Former church premises. Modern purpose built air-conditioned detached D1 premises. Good decorative order throughout. Suspended ceilings. Recessed lighting. Perimeter trunking. Carpeting. Kitchenette and WC. 8-9 car parking spaces on site. New full R & I lease available for a term to be agreed. Rental £25,000 per annum exclusive.
69 Elm Park Stanmore HA7 4AU	1,588 sq ft 142 sq m	Bernard Gordon & Co 020 8099 3119	Detached former bungalow. Mainly planned on the ground floor with a first floor extension. Large forecourt plus large rear garden. Reception hall, reception, waiting room 4 x consulting/treatment rooms, staff kitchen, office WC's and stores. Currently used as a medical practice. Ideal for medical, dental, health services and other medical disciplines. Potentially suitable for day nursery, education, and other previous D1(E) uses subject to planning. Available on a new full R & I lease for a term to be agreed. Rental offers are invited in the region of £47,500 per annum exclusive. Sale of freehold interest may be considered. (ref: 1636)
1 Lankers Drive Harrow HA2 7PA	1,853 sq ft 172 sq m	VDBM 01923 845222	Substantial semi detached property previously used as a doctors surgery. Ground floor offers entrance/reception, two surgery rooms, large office, disabled WC. First floor offers five consulting rooms with WC and shower. Second floor offers single consulting room and WC. Parking to the front for 3 cars and to the rear for 2 cars plus off street parking. Freehold for sale. Price: £950,000
39-41 Roxborough Road Harrow HA1 1NS	3,412 sq ft 317 sq m	Ferrari Dewe & Co 020 8427 4288	Two storey mid-terraced self-contained freehold building, currently used as a religious centre. Divided into various offices and meeting rooms, would suit nursery school, assisted living religious assembly or office space subject to planning perm. Air-conditioned. Space outside for up to 13 cars. For sale. Price £1,750,000 subject to contract.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Former Royal Mail Sorting Office Elmgrove Road Harrow HA1 3EX	23,523 sq ft 2,186 sq m	VDBM 01923 845222	Former sorting office on a site of about 0.75 acres (0.31 hectares) comprising ground and first floors, rear store, loading bay canopy, loading yard and car park. The property has been vandalised and is in need of reinstatement and repair. Change of use to non sui generis use will require a change of use permission. Offers in excess of £3,000,000 sought by the clients who will consider letting the property for in excess of £200,000 per annum exclusive.
Debenhams Building 275-287 Station Road Harrow HA1 1NA	221,788 sq ft 20,612 sq m	Chamberlain Commercial 020 8429 6899	Former Debenhams building over six floors with 60,000 sq ft floorplates. Adjacent to public car park. Excellent loading facilities. Own secure yard. Multi break-up potential. Multiple tailgate docking bays. Generous floor to ceiling height. Multiple passenger lifts and escalators. Ideal for leisure use. Extensive ancillary warehousing and offices. Short term use considered. Can be leased in its entirety or can be sub-divided to suit occupiers needs. Available on terms to be agreed. Rental on application.