

Available Business Premises

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

March 2022

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). Average industrial rents in Harrow are £15.46 per sq ft (£166.35 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):	118,500 (Sept. 2021)	Unemployment rate 4.7% (February 2022)
Total floorspace:		
Industrial/Warehousing	2,754,500 (sq ft) 256,000 (sq m)	Offices 2,072,400 (sq ft) 192,600 (sq m)
Housing	95,863 dwellings	Open space 2,958 acres 1,197 hectares

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

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

Enterprise Wellness Ltd
3 Jardine House
Harrobian 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>Not known</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. Offices from £240 per person per month, co-working from £226 per person per month, virtual office from £52 per month and meeting rooms from £63 per hour. All prices are based on 24 month contracts.
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 Rossllyn 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 breakout areas. Kitchen. Boardroom. Reception Area. Super high speed internet. Central heating. Dedicated phone line. 24/7 access. WC. Furnished. Rental from £250 per person per month. (ref: 30289)
Whitefriars Avenue Harrow HA3 5RQ		David Charles Property Consultants 020 8866 0001	Artisan Studios is a newly converted business hub providing flexible workspace for the creative industries. The second floor offers glass fronted cabin offices, each suitable for 2 to 3 workstations. The office space is air-conditioned, IT cabled and fully furnished with internet and telephones provided. Within the studios is a large breakout 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.
Pentax House South Hill Avenue South Harrow HA2 0DU		Oasis Serviced Offices 020 8938 4607	Fully serviced office suites. Current availability is 1 x one person office. Clients are on a two month notice period so this can change. Manned reception, Monday-Friday 9am to 5pm. 24/7 access. Rental and lease terms on application.
Whitefriars Avenue Harrow HA3		Move In Properties Ltd 020 3641 1773	Service office available to rent. Modern lifts. Door phone entry system. Air-condition systems. Communal fully fitted kitchen/diner area. Parking. Refurbished WC. Lease terms on request. Rental £30,000 per annum (£2,500 per calendar month).
Whitefriars Avenue Harrow HA3		Move In Properties Ltd 020 3641 1773	Two service offices available to rent. Modern lifts. Door phone entry system. Air-condition systems. Communal fully fitted kitchen/diner area. Parking. Refurbished WC. Lease terms on request. Rental £25,000 per annum (£2,083 per calendar month).
Station Road North Harrow HA2		Move In Properties Ltd 020 3641 1773	First floor service office unit. Shared kitchenette and WC. Double glazing throughout. Security alarm. Gas central heating. Lease terms are available on request. Rental £5,800 per annum (£483 per calendar month) inclusive of all bills excluding telephone and broadband.
Kenton Road Harrow HA3		Move In Properties Ltd 020 3641 1773	Five offices available to rent. Meeting room and reception facility. Lease terms are available on request. Rental from £500 to £800 per month.
Office 1 High Street Wealdstone HA3		Move In Properties Ltd 020 3641 1773	Office unit currently used as a phone accessories outlet with a couple of offices in the back including a WC, kitchen and a small outside area. Lease terms are available on request. Rental £7,200 per annum (£600 per calendar month).
Office 2 High Street Wealdstone HA3		Move In Properties Ltd 020 3641 1773	Office unit currently used as a phone accessories outlet with a couple of offices in the back including a WC, kitchen and a small outside area. Lease terms are available on request. Rental £4,800 per annum (£400 per calendar month).
College Road Harrow HA1		Move In Properties Ltd 020 3641 1773	Serviced office available to rent. Fully furnished. Double glazing. Close to public transport. Lease terms are available on application. Rental £6,396 per annum (£533 per calendar month).
Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB		Let My Property 01274 067462	Offices to let. Prime location. 24 hour access. Lifts. Reception. Lighting. Heating. Use of common areas/cleaning of common areas. Meeting room hire. Kitchenettes. WCs on every floor. Shower facilities (for cyclists). Telecoms. Access to car park subject to availability. Rental starting from £10,800 per annum (£900 per calendar month) plus VAT.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Village Way East Harrow HA2		Alexandra Park 020 7768 1347	Ground floor office suite comprising tow rooms, storage and WC facility. Recently renovated and forms part of a larger office. Private access from the rear. Available for immediate occupation. Lease terms available on application. Rental £10,200 per annum (£850 per calendar month) inclusive.
Springfield Road Harrow HA1 1QF		Property Hub Ltd 020 3478 3309	Serviced unit available. Suitable for a start up business. Unit comes equipped with two entrance doors. Electrical heating. Double glazing. Security alarm. WC. Fresh licence. Yearly contract. Rental £8,400 per annum plus bills and business rates.
Whitefriars Avenue Harrow HA3 5RN		Property Hub Ltd 020 3478 3309	Offices available on both the first and second floors with communal areas. Modern lifts. Door phone entry system, Top quality air-condition systems. Recessed lighting. Floor grid for cabling. Power and telephones. Internet. Natural lighting. WC. Fully fitted communal kitchen/diner area Parking. Lease terms available on application. Rental £20,000 per annum. Available immediately.
College Road Harrow HA1		Park Lane Property Group 0161 506 9304	Various fantastic high specification offices available. Fully furnished. Telephone and internet ready. Full floors available. 1-100 person offices. Flexible lease available, all bills included. Rental £3,600 per annum. Available immediately.
Whitefriars Avenue Harrow HA3		99Home Ltd 020 8115 8799	Luxurious modern office space available. High specification facilities. Impressive entrance and foyer. IT and facilities available. Meeting rooms. 24/7 access. CCTV security. Air-conditioned. Lift. Fully furnished. Private parking. Rental £6,000 per annum incl. of business rates. (Property ref: 3829)
Whitefriars Avenue Harrow HA3		Benjamin Stevens 020 7768 0832	Newly renovated, luxury, fully serviced offices. accessed with an electronic card, ensuring full security of each office. Large kitchen and dining area on each floor. Meeting room can be booked. Parking available at £100 plus VAT. Lease terms on request. Rental £17,340 per annum inclusive.
Spring Villa Park High Street HA8		Benjamin Stevens 020 7768 0832	First floor prestigious office in a fully serviced unit consisting of three floors. Newly furnished. Reception. Kitchen area. Fully air-conditioned. Carpeted. Car parking is available. All bills are inclusive along with the service charge, utilities and internet. Rental £32,000 per annum.
Spring Villa Park High Street HA8		Benjamin Stevens 020 7768 0832	Second floor office in a fully serviced unit consisting of three floors. Newly furnished. Reception. Kitchen area. Fully air-conditioned. Carpeted. Car parking is available. All bills are inclusive along with the service charge, utilities and internet. Rental £30,000 per annum.
Spring Villa Park High Street HA8		Benjamin Stevens 020 7768 0832	Fully serviced unit consisting of three floors. Fully air-conditioned. Newly furnished. Reception. Kitchen area. Carpeted. Car parking is available. All bills are inclusive along with the service charge, utilities and internet. Rental £75,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House Honeypot Lane Stanmore HA7		Claridges Commercial 020 3641 2105	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Security card entry. On-site parking. Virtual office available. From 2 to 20 person offices available. Flexible terms. Rents inclusive of business rates, heating, lighting and on-site support. Rental from £7,200 per annum.
Amba House 15 College Road Harrow HA1 1BA		99Home Ltd 020 8115 8799	Luxurious modern stylish office space. High spec. facilities. IT and facilities available. Vibrant working environment. Lift. Fully furnished. Air-conditioning. Meeting rooms. CCTV security. 24/7 access. Rental £12,000 per annum inclusive of business rates and service charges. (Property ref: 3779)
Station Road North Harrow HA2		Wex & Co 020 8904 0747	A spacious double fronted A2 retail unit. Recently refurbished and including facilities such as a WC and kitchenette. Other benefits include double glazing throughout, full air-conditioning, a security alarm and gas central heating. One free parking space. Lease terms are available on application. Rental £2,5000 per month inclusive of all bills excluding telephone and broadband.
Weald Lane Harrow HA3		Wex & Co 020 8904 0747	Desk space in a busy serviced office suite. The desk space is accessed via the front of the property and includes access to an independent boardroom Space includes all facilities apart from telephone which is charged independently of the monthly rent. Additionally, applicants wishing to take more than one desk of the three available could benefit from a fixed package price, subject to a 12 month agreement. Space is offered with zero deposit and available immediately. Rental £450 per month.
Weald Lane Harrow HA3		Wex & Co 020 8904 0747	Ground floor unit with access to an independent boardroom, washroom facilities, internet, electrics and water. The unit is suitable for 1-2 persons looking to operate their business at sensible and affordable rates and includes access and use of all the facilities in the property within the monthly rent. Telephone system however is priced separately. The unit is well presented and has a glass facia and with an allocated storage shed for convenience and rear access including a parking space offered on a first come first serve basis. Lease terms are available on application. Rental £450 per month.
College Road Harrow HA1		Wex & Co 020 8904 0747	Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Great location. Lease terms are available on request. Rental £14,868 per annum.
College Road Harrow HA1		Wex & Co 020 8904 0747	Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Great location. Lease terms are available on request. Rental £3,588 per annum.
College Road Harrow HA1		Wex & Co 020 8904 0747	Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Great location. Lease terms are available on request. Rental £12,948 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Offices</u>		<u>1 - 99 sq m</u>	
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	Various sizes	Harrow Business Centre 020 8515 2750	Multiple offices to rent in a serviced centre over four floors. Office sizes range from one to eight occupants plus, there is a shared co-working space too. On-site meeting rooms can be hired by the hour, half or full day. Occupancy is constantly changing so anyone interested in space here can be advised at that time on availability and price.
7 Havelock Place Harrow HA1	65-3,250 sq ft 6-302 sq m	Instant Offices 020 3641 4892	Modern serviced offices to let. 24 hour access. Kitchen/breakout area. CCTV around the building. DDA compliant. Lease terms are available on application. Rental £18,720 per annum.
Pentax House South Hill Avenue Northolt Road HA2	65-3,250 sq ft 6-302 sq m	Instant Offices 020 3641 4892	Fully furnished serviced offices to let. Purpose built 1970's centre provides a comfortable environment ideal for business needs. Lease terms available on application. Rental from £42,480 per annum.
The Old Council Offices 37 Stanmore Hill Stanmore HA7 3DS	75-600 sq ft 7-56 sq m	Office on the Hill Ltd 020 8420 6666	Serviced offices available from 75 to 600 sq ft. Inclusive of broadband, utilities, cleaning and 24/7 access. On-site and nearby parking available. Lease terms and rental on application.
Office 221 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	80 sq ft 7 sq m	David Charles Property Consultants 020 8866 0001	Second floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £550 per month.
Office 301 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	80 sq ft 7 sq m	David Charles Property Consultants 020 8866 0001	Third floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £600 per month.
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	80-260 sq ft 7-24 sq m	David Charles Property Consultants 020 8866 0001	Potentially the highest spec. of serviced offices in Harrow. Two extra floors have recently been added to a high standard, now situated over four floors. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Co-working is also available for small businesses. Accommodation is available on flexible terms to suit individual requirements. Rental from £550 to £1,750 per month. Co-working shared £150 and co-working dedicated £250.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 9 Whitefriars Avenue Harrow HA3	100 sq ft 9 sq m	Move In Properties Ltd 020 3641 1773	Office available to rent. Modern lifts. Door phone entry system. Air-condition systems. Communal fully fitted kitchen/diner area. Refurbished WC. Parking. Lease terms available on request. Rental £6,000 per annum (£500 per calendar month).
Office 202 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	100 sq ft 9 sq m	David Charles Property Consultants 020 8866 0001	Second floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £700 per month.
Office 206 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	100 sq ft 9 sq m	David Charles Property Consultants 020 8866 0001	Second floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £700 per month.
Office 311 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	100 sq ft 9 sq m	David Charles Property Consultants 020 8866 0001	Third floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £800 per month.
Office 312 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	100 sq ft 9 sq m	David Charles Property Consultants 020 8866 0001	Third floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £800 per month.
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	100 sq ft 9 sq m	David Charles Property Consultants 020 8866 0001	Potentially the highest spec. of serviced offices in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Service packages available, £70 per person plus VAT includes 1 x internet, 1 x telephone. Tea and coffee facilities within the kitchen, Call charges are not included, bundles can be created. On-site parking £95 per month plus VAT. Off-site parking £75 per month plus VAT. Accommodation is available on flexible terms to suit individual requirements. Rental from £150 per calendar month.
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 breakout 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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 breakout 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 breakout 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 workstations. Comfortable breakout 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)
Suite 1 10 Village Way Rayners Lane HA5 5AF	102 sq ft 9 sq m	David Charles Property Consultants 020 8866 0001	First floor office with access to a dedicated entrance and a car parking space. Partitioned office, suspended ceiling, laminate flooring, electric heaters, kitchenette, WCs and double glazed windows. New lease available for a term by arrangement. Rental £3,000 per annum exclusive.
10 Village Way Rayners Lane HA5 5AF	102-1,454 sq ft 9-135 sq m	David Charles Property Consultants 020 8866 0001	Five first floor offices with own dedicated entrance and five parking spaces. Partitioned offices, office, suspended ceiling, laminate flooring, electric heaters, kitchenette, WCs and double glazed windows. New lease available for a term to be agreed. Rental £3,000 to £10,000 per annum excl.
Office 302 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	110 sq ft 10 sq m	David Charles Property Consultants 020 8866 0001	Third floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £750 per month.
Office 327 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	110 sq ft 10 sq m	David Charles Property Consultants 020 8866 0001	Third floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £700 per month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Office 407 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	110 sq ft 10 sq m	David Charles Property Consultants 020 8866 0001	Fourth floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £1,750 per month.
Chapel Lane Pinner HA5	111 sq ft 10 sq m	Wex & Co 020 8904 0747	A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. There are also WC facilities on the same floor as the self-contained unit and a large car park with allocated spaces. Perfect for a small business. Lease terms on application. Rental £5,180 per annum with all bills and business rates included.
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane Stanmore HA7 1BT	111-1,500 sq ft 10-139 sq m	Cygnets 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.
Cygnets Honeypot Lane Stanmore HA7 1BT	111-2,500 sq ft 10-232 sq m	Office Freedom 020 3603 2576	A thriving business centre with a variety of larger open plan spaces and smaller cellular offices. Meeting Rooms. Kitchen. Boardroom. Reception area. Super high speed internet. Air-Conditioned. Central heating. Dedicated phone line. WC. 24/7 access. Furnished. On-site incubator director is on hand to provide support. Prices are negotiable. Rent from £250 per person per month. (ref: 22464)
Office 218 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	115 sq ft 11 sq m	David Charles Property Consultants 020 8866 0001	Second floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £650 per month.
Suite 12 Whitefriars Avenue Harrow HA3	120 sq ft 11 sq m	Move In Properties Ltd 020 3641 1773	Office available to rent. Modern lifts. Door phone entry system. Air-condition systems. Communal fully fitted kitchen/diner area. Refurbished WC. Parking. Lease terms available on request. Rental £8,400 per annum (£700 per calendar month).
Suite 12a Whitefriars Avenue Harrow HA3	120 sq ft 11 sq m	Move In Properties Ltd 020 3641 1773	Office available to rent. Modern lifts. Door phone entry system. Air-condition systems. Communal fully fitted kitchen/diner area. Refurbished WC. Parking. Lease terms available on request. Rental £8,400 per annum (£700 per calendar month).
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	125 sq ft 12 sq m	Wex & Co 020 8904 0747	First floor B1 internal unit. Offices offer a series of quality workspaces in a converted former art materials factory. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £7,200 per annum with business rates and service charges included.
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.
Chapel Lane Pinner HA5	130 sq ft 12 sq m	Wex & Co 020 8904 0747	Well appointed ground floor unit which offers a quiet workspace, with great connections to the local community. This flexible unit has rear aspect windows, carpets, telephone and power points. Landlord requires 24/7 access to the property in case of emergency. Communal WC facilities on both the ground and first floor. Communal kitchen servicing all units. At the entrance of the site there is a large car park with allocated spaces. Lease terms available on application. Rental £4,800 per annum with all bills and business rates included.
Suite 14 Whitefriars Avenue Harrow HA3	138 sq ft 13 sq m	Move In Properties Ltd 020 3641 1773	Office available to rent. Modern lifts. Door phone entry system. Air-condition systems. Communal fully fitted kitchen/diner area. Refurbished WC. Parking. Lease terms available on request. Rental £8,100 per annum (£675 per calendar month).
Whitefriars Avenue Harrow HA3	140 sq ft 13 sq m	Benjamin Stevens 020 7768 0832	Newly renovated, luxury, fully serviced offices. accessed with an electronic card, ensuring full security of each office. Large kitchen and dining area on each floor. Meeting room can be booked. Parking available at £100 plus VAT. Lease terms on request. Rental £55 per sq ft per annum incl.
Havelock Hub Havelock Road Harrow HA1	142 sq ft 13 sq m	Wex & Co 020 8904 0747	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included in the price. Rental £995 per month.
Suite 3 10 Village Way Rayners Lane HA5 5AF	145 sq ft 13 sq m	David Charles Property Consultants 020 8866 0001	First floor office with access to a dedicated entrance and a car parking space. Partitioned office, suspended ceiling, laminate flooring, electric heaters, kitchenette, WCs and double glazed windows. New lease available for a term by arrangement. Rental £4,300 per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Office 110 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	150 sq ft 14 sq m	David Charles Property Consultants 020 8866 0001	First floor serviced office of potentially the highest specification in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £950 per month.
Whitefriars Avenue Harrow HA3	150 sq ft 14 sq m	Wex & Co 020 8904 0747	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £9,000 per annum.
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.
Suite 1 Whitefriars Avenue Harrow HA3	154 sq ft 14 sq m	Move In Properties Ltd 020 3641 1773	Office space. Modern lifts. Door phone entry system. Air-condition systems. Communal fully fitted kitchen/diner area. Refurbished WC. Parking. Lease terms on request. Available now. Rental £9,240 per annum (£770 per calendar month).
Whitefriars Avenue Harrow HA3	155 sq ft 14 sq m	Wex & Co 020 8904 0747	First floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed Rental £9,600 per annum with business rates and service charges included.
Chapel Lane Pinner HA5	155 sq ft 14 sq m	Wex & Co 020 8904 0747	A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. There are also WC facilities on the same floor as the self-contained unit and a large car park with allocated spaces. Perfect for a small business. Lease terms on application. Rental £5,350 per annum with all bills and business rates included.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 10 Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £600 per month.
Unit 11 Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £600 per month.
Unit 11A Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £600 per month.
Unit 14A Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £625 per month.
Unit 14B Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £625 per month.
Unit 14C Rossllyn Crescent Harrow HA1	160 sq ft 15 sq m	Cosmo Estates 020 3475 1754	Individually tailored managed office available in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the security and control of a traditional leased approach. The lease for this managed workspace, both short or long term, can be negotiated according to your requirements and need for flexibility. Rental £625 per month.
Suite 6 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	160 sq ft 15 sq m	Ashton Fox 020 8022 6393	Ground floor luxury serviced office to let. 2-3 desks. The Winsor & Newton building has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Offices range in size from 1-2 person to 10-12 person. Secure gated on-site parking available. Yearly licence available. Rental £800 per calendar month inclusive. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite E Bishops Walk House 23 High Street Pinner HA5 5PJ	160 sq ft 15 sq m	David Charles Property Consultants 020 8866 0001	Office suite available in a mid terraced brick built property in excellent condition. Excellent natural light. Gas fired central heating. Fluorescent lighting. Carpeting. Entry phone. 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.
Dunwoody House Kenton Road Kenton HA3 9DH	160 sq ft 15 sq m	Ashton Fox 020 8022 6393	Second floor two desk office suite to let in an impressive modern building with all glass façade. Open plan with glass partitions. Air-conditioned. Furnished. Carpeting. Lift. Shared kitchen. 2 WCs. Computer flooring. Lease terms are available on application. Rental £6,600 per annum inclusive (£550 per calendar month). Available immediately.
Suite 10 Whitefriars Avenue Harrow HA3	160 sq ft 15 sq m	Move In Properties Ltd 020 3641 1773	Serviced office in a luxury modern block. Lift facility. Air-conditioned. High speed internet. Telephone services, lighting and heating. Lease terms on request. Available now. Rental £9,600 per annum (£800 per calendar month) plus VAT.
Suite 14H Miller House Rosslyn 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.
Miller House Rosslyn Crescent Harrow HA1 2RZ	165-1,392 sq ft 15-129 sq m	Ferrari Dewe & Co 020 8427 4288	Two storey office building offering a main ground floor entrance area and eight individual office suites or any combination of sizes from 165 sq ft to 1,392 sq ft. Wood flooring. Perimeter trunking. Gas fired central heating via radiators. Suspended ceiling with recessed lighting. Good natural light. Shared kitchen. WCs. Flexible approach to leasing arrangements and tenancy agreements short or long term to be agreed will be considered. Suites are immediately available. Car parking is to be discussed depending as required by each enquiry Rental £600 per calendar month inclusive.
Station Road North Harrow HA2	167 sq ft 16 sq m	Wex & Co 020 8904 0747	Modern first floor office. Lease terms available on application. Rental £9,600 per annum inclusive of business rates and service charges.
Suite 14C Miller House Rosslyn 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 Rosslyn 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
Suite 4 10 Village Way Rayners Lane HA5 5AF	174 sq ft 16 sq m	David Charles Property Consultants 020 8866 0001	First floor office with access to a dedicated entrance and a car parking space. Partitioned suspended ceiling, laminate flooring, electric heaters, kitchenette, WCs and double glazed windows. New lease available for a term by arrangement. Rental £5,000 per annum exclusive.
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.
Chapel Lane Pinner HA5	175 sq ft 16 sq m	Wex & Co 020 8904 0747	Ground floor flexible unit with front aspect windows, desks, wood laminate flooring, power points and telephone connections. There are WC facilities on the same floor as the self-contained unit and a large car park with allocated spaces. Perfect for anyone looking to run a small business. Lease terms available on application. Rental £7,200 per annum with all bills and business rates included.
Office 7 Phoenix Business Centre Rossllyn 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Havelock Hub Havelock Road Harrow HA1	179 sq ft 17 sq m	Wex & Co 020 8904 0747	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included in the price. Rental £1,245 per 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 on application.
Station Road Harrow HA1	180-1,200 sq ft 17-112 sq m	99Home Ltd 020 8115 8799	Fully equipped serviced office space with furniture, and business support services. Ideal for both small and large requirements. Suspended ceilings with recessed lighting and a floor grid for cabling. WCs. Power. Rental £7,200 per annum incl. of business rates and service charges. (Property ref: 3909)
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.
Suite 5 10 Village Way Rayners Lane HA5 5AF	194 sq ft 18 sq m	David Charles Property Consultants 020 8866 0001	First floor office with access to a dedicated entrance and a car parking space. Partitioned office, suspended ceiling, laminate flooring, electric heaters, kitchenette, WCs and double glazed windows. New lease available for a term by arrangement. Rental £5,800 per annum exclusive.
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. Two boardrooms to hire. Fitted kitchens. Secure key fob 24 hour access. Air-conditioned. Fully serviced reception and management support monitoring. WCs. CCTV. Currently available: 3-4 workstation office, rental £11,040 per annum incl.
Suite 32 Whitefriars Avenue Harrow HA3	200 sq ft 19 sq m	Move In Properties Ltd 020 3641 1773	Office available to rent. Modern lifts. Door phone entry system. Air-condition systems. Communal fully fitted kitchen/diner area. Refurbished WC. Parking. Lease terms available on request. Rental £12,000 per annum (£1,000 per calendar month).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 1 Whitefriars Avenue Harrow HA3	200 sq ft 19 sq m	Move In Properties Ltd 020 3641 1773	Serviced office in a luxury modern block. Lift facility. Air-conditioned. High speed internet. Telephone services, lighting and heating. Lease terms on request. Available now. Rental £14,400 per annum (£1,200 per calendar month) plus VAT.
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)
High Street Wealdstone HA3	220 sq ft 20 sq m	Wex & Co 020 8904 0747	Office rental space offered in a prime location. The two workspaces include weekly cleaning, shared kitchenette and wash facilities. The first floor units includes a front facing office with another attached office beside it. The units are offered on a six months licence agreement. The building includes a service charge of £100 per month per office. Rental £600 per month plus VAT.
Kenton Road Harrow HA3	230 sq ft 21 sq m	Wex & Co 020 8904 0747	First floor three person office. Car parking is also available at £60 per space per month. Office is available on a renewable licence, to start immediately. Rental £5,400 per annum inclusive of all service charges and electricity, though telephone/internet are extra.
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 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
Unit 14D Rossllyn 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.
Suite C Mossport House 7/9 The Bridge Wealdstone HA3 5AB	245 sq ft 23 sq m	David Charles Property Consultants 020 8866 0001	Office suite available in a stunning serviced office centre. Floor has been refurbished. Suite has recently been decorated. Suspended ceilings. Central heating. 24 hour access. Kitchenette. Entry phone system. Carpets. Good transport links. New licence available for a term to be agreed, offering excellent flexibility. Rental £8,575 per annum.
Office 319 Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	260 sq ft 24 sq m	David Charles Property Consultants 020 8866 0001	Third floor serviced office of potentially the highest spec. in Harrow. Stunning reception area. Automated lifts to all floors. Breakout rooms. High quality kitchen area. Ample car parking is available. Boardrooms can be rented at short notice. Office space is available on flexible terms to suit the individual requirements. Rental £1,750 per month.
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.
Suite 28 Whitefriars Avenue Harrow HA3	280 sq ft 26 sq m	Move In Properties Ltd 020 3641 1773	Serviced office in a luxury modern block. Lift facility. Air-conditioned. High speed internet. Telephone services, lighting and heating. Lease terms on request. Available now. Rental £16,800 per annum (£1,400 per calendar month) plus VAT.
Whitefriars Avenue Harrow HA3	280 sq ft 26 sq m	Wex & Co 020 8904 0747	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £16,800 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House College Road Harrow HA1	300 sq ft 28 sq m	Ashton Fox 020 8022 6393	Second floor office suitable for 4-5 persons in a five floor modern office building with a lift. Available on a 12 month contract. Lease terms are one month in advance and two months deposit. Rental £1,000 per calendar month incl. Available immediately.
4 Weald Lane Harrow Weald HA3 5ES	300 sq ft 28 sq m	Property Hub Ltd 020 3478 3309	Two desk spaces in a busy serviced office suite. Independent boardroom. Communal kitchen. Telephone charged independently of the monthly rent. Fixed package price available, subject to a 12 month agreement. Rental £4,500 per annum.
Debenhams Building Greenhill Way Harrow HA1 1LE	300-10,000 sq ft 28-929 sq m	Chamberlain Commercial 020 8429 6899	WareSpace is now open in Central Harrow and offers commercial space solutions for E-commerce, artisan manufacturing, offices, storage, personal trainers, charities and anyone seeking low cost business space on flexible monthly agreements. The units have great natural light and benefit from a dedicated secure loading yard, with tailgate docks, full capacity goods lifts and short stay car parking. Goods lift. Unlike self-storage centres, WareSpace customers can work permanently from inside their units. 24/7 access. Rental £800 per month inclusive of all bills and fibre connectivity.
Havelock Hub Havelock Road Harrow HA1	312 sq ft 29 sq m	Wex & Co 020 8904 0747	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included in the price. Rental £2,495 per month.
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.
College Road Harrow HA1	320 sq ft 30 sq m	Wex & Co 020 8904 0747	Bright and spacious first floor serviced office which benefits from lifts, communal kitchens and WC, as well as meeting room and conference facilities. Office comprises a single open plan space. Perfect for an expanding business. Rental £15,996 per annum is inclusive of business rates and service charges but broadband is not included.
College Road Harrow HA1	321 sq ft 30 sq m	Wex & Co 020 8904 0747	Bright and spacious first floor office which benefits from lift facilities, meeting room and conference facilities, communal kitchen and WC facilities. Office is open plan with additional two internal offices. Perfect for an expanding business. Lease terms on application. Rental £26,400 per annum.
Spring Villa Park High Street HA8	325 sq ft 30 sq m	Benjamin Stevens 020 7768 0832	One of two offices available to rent. Fully air-conditioned. Available separately or together with another office in the same building. All bills are along with the service charge, inclusive and the tenants have access to two parking spaces. Rental £7,150 per annum plus 5.5% of the electricity bill.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	344 sq ft 32 sq m	Wex & Co 020 8904 0747	Second floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed Rental £18,000 per annum with business rates and service charges included.
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.
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.
1-9 St Anns Road Harrow HA1 1LQ	350 sq ft 33 sq m	Move In Properties Ltd 020 3641 1773	Bright and spacious second floor office. Open plan space with integrated office space. Lease terms on application. Rental £16,800 per annum (£1,400 per calendar month) inclusive of business rates and service charges.
Amba House 15 College Road Harrow HA1 1BA	350 sq ft 33 sq m	P2M Properties 020 3478 2917	Top floor office suite in a modern air-conditioned office building with stunning views. Fitted kitchen. Boardroom. One allocated parking space. Available on a flexible tenancy agreement for a term of 12 months or longer by negotiation. Rental £24,000 per annum (£2,000 per calendar month) inclusive.
Suite 2 10 Village Way Rayners Lane HA5 5AF	352 sq ft 33 sq m	David Charles Property Consultants 020 8866 0001	First floor office with access to a dedicated entrance and a car parking space. Partitioned office, suspended ceiling, laminate flooring, electric heaters, kitchenette, WCs and double glazed windows. New lease available for a term by arrangement. Rental £10,000 per annum exclusive.
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. Premises are available on a new full R & I lease for a term to be agreed. Rental £9,968 per annum (£28 per sq ft per annum).
10-12 Love Lane Pinner HA5 3EF	356 sq ft 33 sq m	Chamberlain Commercial 020 8429 6899	Part first floor office in a charming period building. Designated parking to the rear of the building. New lease available for a term to be agreed. Rental £8,900 (£25 per sq ft) per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Havelock Hub Havelock Road Harrow HA1	360 sq ft 33 sq m	Wex & Co 020 8904 0747	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included in the price. Rental £2,995 per month.
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.
Devonshire House Honeypot Lane Stanmore HA7 1JS	360 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. Two boardrooms to hire. Fitted kitchens. Secure key fob 24 hour access. Air-conditioned. Fully serviced reception and management support monitoring. WCs. CCTV. Currently available: Six workstation office, rental £17,400 per annum incl.
Whitefriars Avenue Harrow HA3	365 sq ft 34 sq m	Benjamin Stevens 020 7768 0832	Newly renovated, luxury, fully serviced offices. accessed with an electronic card, ensuring full security of each office. Large kitchen and dining area on each floor. Meeting room can be booked. Parking available at £100 plus VAT. Lease terms on request. Rental £55 per sq ft per annum incl.
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.
Suite 24 Whitefriars Avenue Harrow HA3	370 sq ft 34 sq m	Move In Properties Ltd 020 3641 1773	Serviced office in a luxury modern block. Lift facility. Air-conditioned. High speed internet. Telephone services, lighting and heating. Lease terms on request. Available now. Rental £22,200 per annum (£1,850 per calendar month) plus VAT.
Amba House 15 College Road Harrow HA1 1BA	390 sq ft 36 sq m	Move In Properties Ltd 020 3641 1773	Bright and airy second floor office. Open plan with with integrated office space of 50 sq ft. Lease terms on application. Rental £16,800 per annum (£1,400 per calendar month) inclusive of business rates and service charges. No broadband.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House 15 College Road Harrow HA1 1BA	390 sq ft 36 sq m	Move In Properties Ltd 020 3641 1773	Bright and airy second floor office. Open plan with integrated office space of 50 sq ft. Lease terms on application. Rental £18,000 per annum (£1,500 per calendar month) inclusive of business rates and service charges. No broadband.
St Anns Road Harrow HA1	390 sq ft 36 sq m	Wex & Co 020 8904 0747	Bright and airy second floor office. Superb office space comprises open plan space with a small internal integrated office space of 50 sq ft. Lease terms available on application. Rental £15,000 per annum incl. of business rates and service charges.
St Anns Road Harrow HA1	400 sq ft 37 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 workstations. Kitchen. Recently fully refurbished. Yearly licence. Flexible terms. Rental £16,800 per annum. Available Immediately.
Whitefriars Avenue Harrow HA3	400 sq ft 37 sq m	Benjamin Stevens 020 7768 0832	Newly renovated, luxury, fully serviced offices. accessed with an electronic card, ensuring full security of each office. Large kitchen and dining area on each floor. Meeting room can be booked. Parking available at £100 plus VAT. Lease terms on request. Rental £55 per sq ft per annum incl.
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.
Spring Villa Park High Street HA8	420 sq ft 39 sq m	Benjamin Stevens 020 7768 0832	Office available in a prestigious development. Fully air-conditioned. Meeting room. All bills are inclusive along with the service charge, and the tenants have access to two parking spaces. Rental £9,240 per annum plus 7% of the electricity bill.
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.
Suite 5b Stanmore Towers Church Road Stanmore HA7 4AW	437 sq ft 41 sq m	Chamberlain Commercial 020 8429 6899	A modern office suite in this popular and well maintained building in the heart of Stanmore. The office arranged as open plan workspace for 3-4 desks and a further private directors office or meeting room. The office has suspended ceilings with CAT2 lighting and air-conditioning. There are two allocated car parking spaces and further spaces available to rent if required. Available to let on a new lease for a term to be negotiated. Rental £11,5000 per annum. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
12 High Street Pinner HA5	440 sq ft 41 sq m	VDBM 01923 845222	Three storey terraced self-contained ground floor retail/office together with two separate residential flats above. The ground floor premises fall within the new Class E and would be suitable for retail, office, healthcare or educational uses. Small garden to the rear of the property together with a small storage unit. Freehold for sale. Price £650,000 with full vacant possession. Under offer.
Whitefriars Avenue Harrow HA3	460 sq ft 43 sq m	Benjamin Stevens 020 7768 0832	Newly renovated, luxury, fully serviced offices. accessed with an electronic card, ensuring full security of each office. Large kitchen and dining area on each floor. Meeting room can be booked. Parking available at £100 plus VAT. Lease terms on request. Rental £55 per sq ft per annum incl.
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.
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. Passenger lift. For sale, price on application.
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.
Unit 3 Carmine Court Imperial Drive Rayners Lane HA2 7HG	543 sq ft 50 sq m	Chamberlain Commercial 020 8429 6899	Opportunity to purchase a newly built single storey office building. Open plan office space. Fitted to a high standard with air conditioning, fully fitted kitchen, WC (DDA compliant) perimeter trunking, fitted carpets, Cat5 Cabling and LED lighting. Two car parking spaces. Carmine Court sits within a secure compound with automated security gates. 999 year lease. Freehold for sale, price £325,000.
Unit 3B Harrow Square College Road Harrow HA1 1BE	575 sq ft 53 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 opposite Greenhill library and has a glass panel front. The unit has been fitted to an open plan finish with WC waiting for an occupiers internal fit out. Would be ideal for training, offices, PT gym, coffee shop or possibly a creche. Double height space Available to let, lease terms and rental on request.
Spring Villa Park High Street HA8	580 sq ft 54 sq m	Benjamin Stevens 020 7768 0832	One of two offices available to rent. Comprises two rooms. Fully air-conditioned. Available separately or together with another office in the same building. All bills are incl. along with the service charge, and the tenants have access to 2 parking spaces. Rental £12,760 per annum plus 10% of the electricity bill.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 2 Congress House Lyon Road Harrow HA1 2EN	584 sq ft 54 sq m	VDBM 01923 845222	Office suite available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New lease available with terms to be agreed. Service charge, to be advised. Rental £15 per sq ft per annum exclusive.
Suite 1,2 & 2b Congress House Lyon Road Harrow HA1 2EN	584-2,298 sq ft 54-214 sq m	VDBM 01923 845222	Three office suites available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New lease available with terms to be agreed. Service charge, to be advised. Rental £15 per sq ft per annum exclusive.
74-80 High Street Wealdstone HA3 7AF	587 sq ft 55 sq m	David Charles Property Consultants 020 8866 0001	Grade A office space with residential and a café/restaurant (1,666 sq ft) in a former police station. Refurbished to an excellent standard. Predominantly shell and core ready for tenants fit out. New lease available for a term to be agreed or by way of long leasehold sale. Rental £15,000 per annum and price £250,000. Café/restaurant rental £35,000 per annum and price £495,000.
Whitefriars Avenue Harrow HA3	597 sq ft 55 sq m	Wex & Co 020 8904 0747	Second floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £30,000 per annum with business rates and service charges included.
Cervantes House 5-9 Headstone Drive Harrow HA1 1PD	617 sq ft 57 sq m	UK 786 Limited 020 8115 3023	Modern and spacious office units are suitable for small or large size requirements. LED lightings with natural brightness. Professionally maintained boiler and air-conditioned units. Entry phone system. Fire and emergency alarms. Rental £18,510 per annum exclusive of VAT and business rates.
Amba House 15 College Road Harrow HA1 1BA	640 sq ft 59 sq m	Chamberlain Commercial 020 8429 6899	Second floor in a modern and fully refurbished office building arranged over five floors. Each floor is serviced by 2x8 passenger lifts. Large reception lobby with a feature plasma TV. Air-conditioned with full access raised floors. Communal kitchen at the end of each floor. Available immediately. Close to tube station. 12 month agreement or longer by negotiation. Rental £25,000 per annum inclusive.
Whitefriars Avenue Harrow HA3	640 sq ft 59 sq m	Wex & Co 020 8904 0747	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £38,400 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
17 Love Lane Pinner HA5 3EE	700 sq ft 65 sq m	Forest Real Estate 020 3355 1555	Ground floor shop with rear access for loading. Security shutters. Kitchenette. WC. Newly built office to the rear. In addition a garage of 140 sq ft located at rear of the parade is included. Property is available immediately for occupation. Lease terms upon application. Rental £25,000 per annum.
Suite B Mossport House 7/9 The Bridge Wealdstone HA3 5AB	700 sq ft 65 sq m	David Charles Property Consultants 020 8866 0001	Office suite available in a stunning serviced office centre. Floor has been refurbished. Suite has recently been decorated. Suspended ceilings. Central heating. 24 hour access. Kitchenette. Entry phone system. Carpets. Good transport links. New licence available for a term to be agreed, offering excellent flexibility. Rental £15,000 per annum.
Station Road North Harrow HA2	700 sq ft 65 sq m	Alexandra Park 020 7768 1347	Office currently laid out as an open plan office, one private office suite and a meeting room. Other facilities include a kitchenette, WC and an allocated parking space. Lease terms available on application. Rental £25,000 per annum inclusive.
38 Bridge Street Pinner HA5	700 sq ft 65 sq m	VDBM 01923 845222	Self-contained ground floor accommodation previously occupied by a firm of solicitors available freehold. Ground floor open plan office, two further partitioned offices, inner office, kitchen, WC and lobby to rear door. Kitchen and lounge on first floor. Rear yard. Guide price £850,000. Under offer.
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. Two lifts. Fitted to a high standard. Fully air-conditioned. Raised access floors. Suspended metal ceilings. LED lighting. Large shared kitchen/breakout area. WCs. Impressive entrance reception. Full access control. Lease terms on application. Rental £35 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 1 Congress House Lyon Road Harrow HA1 2EN	752 sq ft 70 sq m	VDBM 01923 845222	Office suite available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New lease available with terms to be agreed. Service charge, to be advised. Rental £15 per sq ft per annum exclusive.
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. Provides three partitioned rooms 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. New full R & I lease available for a term to be agreed. Rental £33,000 per annum exclusive. Under offer.
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.
Amba House 15 College Road Harrow HA1 1BA	800 sq ft 74 sq m	Move In Properties Ltd 020 3641 1773	Modern attractive office suite on the part fourth floor. Passenger lift. Refurbished WCs between each floor. Door entry system. Air-conditioned. Suspended ceilings. New lease available. Rental £22,800 per annum (£1,900 per calendar month).
Amba House 15 College Road Harrow HA1 1BA	800 sq ft 74 sq m	Move In Properties Ltd 020 3641 1773	Bright and airy second floor office. Lease terms on application. Rental £35,800 per annum (£2,917 per calendar month) inclusive of business rates and service charges. No broadband.
Amba House 15 College Road Harrow HA1 1BA	800-1,400 sq ft 74-130 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.
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.
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.
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)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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)
Roxbridge Point South Harrow Arches Stanley Road South Harrow HA2 8FE	925 sq ft 86 sq m	Chamberlain Commercial 020 8429 6899	Detached, newly built commercial unit providing fully self-contained workspace. The building is finished to a high specification with air-conditioning, LED lighting system, and full power and data cabling capacity. Own WC. Fitted kitchen. Suitable for office, clinic, creche, tuition centre and wellness studio. Includes external bike racks and allocated parking for two cars. For sale, price on application.
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.
Spring Villa Road Edgware HA8	933 sq ft 87 sq m	Claridges Commercial 020 3641 2105	Modern offices within business park arranged over ground and first floors. Arranged mainly as open plan but with some partitioned offices and meeting rooms. WCs. Tea point/kitchenette area. On-site security. DDA compliant. Entryphone. Suspended ceiling and recessed lighting. Gas fired central heating. Carpeted. Under floor trunking. 2-3 on-site car parking spaces. Available on a new lease for a term to be agreed. Rental £23,500 per annum incl. of service charges plus share of utilities and rates.
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 £25,000 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.
Suite 2b Congress House Lyon Road Harrow HA1 2EN	962 sq ft 89 sq m	VDBM 01923 845222	Office suite available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New lease available with terms to be agreed. Service charge, to be advised. Rental £15 per sq ft per annum exclusive.
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)
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane Stanmore HA7 1BT	1,000-9,000 sq ft 93-836 sq m	Stanmore Business & Innovation Centre 020 8731 5200 www.stanmore-bic.co.uk	Brand new office space available in a professional serviced office environment. High speed internet. Private meeting and conference rooms. Reception facility. Telephone answering. Business support service. 24 hour access. CCTV. Car parking. Lease terms and rental upon application.
Suite 3.1 Monument House 215 Marsh Road Pinner HA5 5NE	1,007 sq ft 94 sq m	David Charles Property Consultants 020 8866 0001	Third floor office suite. Air-conditioned. Comfort cooling. Glass partitioned meeting room. Double glazing. Suspended ceilings. Automatic passenger lift. Prestigious entrance. Carpets. Car parking is available by way 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.
High Road Harrow Weald HA3	1,050 sq ft 98 sq m	Wex & Co 020 8904 0747	Huge unit in the heart of a busy parade. This property is currently being used as a phone accessories outlet with a couple of offices in the back including a WC, kitchen and a small outside area. The unit is ideal for any business looking to expand into a bigger space. Lease terms on application. Rental £24,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Marlborough Hill Harrow HA1	1,053 sq ft 98 sq m	Wex & Co 020 8904 0747	Modern office within a newly built building. This impressive office offers a range of benefits such as: electric heating throughout, full air-conditioning, alarm system, 20 internet and telephone line plugs in every office, disabled WCs on the ground floor and a communal bike storage shed. The service charge for this office includes cleaning, building maintenance and full use of the reception facilities. Unit will also be fitted with a full set of spotlights to light up the building 24/7 and really set it apart from other units in the area. Lease terms are available on application. Rental £30,000 per annum.
<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/breakout 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.
High Street Pinner HA5 5PW	1,100 sq ft 102 sq m	Andrew Pearce Pinner 020 8866 9696	Ground floor shop with WC and storage. Kitchen facilities and three additional offices which can be used as storage on two upper floors. Small yard housing two sheds with balcony area and rear access. Available on a new full R & I lease with all all terms to be agreed. Rental £25,000 per annum.
Unit 3A Harrow Square College Road Harrow HA1 1BE	1,115 sq ft 104 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 opposite Greenhill library and has a glass panel front. The unit has been fitted to an open plan finish with WC waiting for an occupiers internal fit out. Would be ideal for training, offices, PT gym, coffee shop or possibly a creche. Double height space Available to let, lease terms and rental on request.
Scottish Provident House 76-80 College Road Harrow HA1 1BQ	1,124 sq ft 104 sq m	VDBM 01923 845222	Attractive second floor (front) office suite with own kitchen. Divided to form open plan area plus individual rooms but could be reconfigured. Lift. Own kitchen. One parking space. New full R & I lease available, term to be agreed. Rental £16,860 per annum (£15 per sq ft). Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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. Excellent natural light. Air-conditioned. Raised floor with floor boxes. Suspended ceiling. Own WC. Kitchen facilities. Freehold for sale alternatively the premises are available on a new full R & I lease for a term to be agreed. Price £675,000 plus VAT. Rental £36,000 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. For sale, price £675,000. Long leasehold.
Unit 5 Bradburys Court Lyon Road Harrow HA1 2BY	1,187-1,300 sq ft 110-121 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 £36,000 per annum.
College Road Harrow	1,200 sq ft 112 sq m	Ferrari Dewe & Co 020 8427 4288	Third floor rear brand new modern office suite. Suitable for A2 or B1 use subject to any consents that may be necessary. Air-conditioned. Heating. Suspended ceilings. Recessed lighting. Carpeting. Perimeter trunking. Good natural light. New lease available. Rental £25 per sq ft per annum excl.
College Road Harrow	1,200 sq ft 112 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor rear brand new modern office suite. Suitable for A2 or B1 use subject to any consents that may be necessary. Air-conditioned. Heating. Suspended ceilings. Recessed lighting. Carpeting. Perimeter trunking. Good natural light. New lease available. Rental £25 per sq ft per annum excl.
Marlborough Hill Harrow HA1	1,200 sq ft 112 sq m	Wex & Co 020 8904 0747	Modern office within a newly built building. This impressive office offers a range of benefits such as: electric heating throughout, full air-conditioning, alarm system, 20 internet and telephone line plugs in every office, disabled WCs on the ground floor and a communal bike storage shed. The service charge for this office includes cleaning, building maintenance and full use of the reception facilities. Unit will also be fitted with a full set of spotlights to light up the building 24/7 and really set it apart from other units in the area. Lease terms are available on application. Rental £30,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
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.
Fountain House Elm Park Stanmore HA7 4AU	1,304 sq ft 121 sq m	Chamberlain Commercial 020 8429 6899	An office suite arranged into five separate rooms. This office benefits from excellent natural light, built in storage cupboards in some rooms, suspended ceilings with CAT2 lighting and full access raised floors. Kitchenette and communal male and female WCs. Allocated parking. Short term availability. Lease terms to be agreed. Rental £25 per sq ft.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Masters House 1 Marlborough Hill Harrow HA1 1UX	1,345-4,035 sq ft 125-375 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. Premise are 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 125-375 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 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 125-375 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.
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 of VAT, contents insurance, telephone, internet charges and business rates.
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.
Station Road Harrow HA1	1,400 sq ft 130 sq m	Ferrari Dewe & Co 020 8427 4288	Ground floor lock-up retail premises with class A2 usage. Spacious large open plan area in the front section with WCs and storage area within the rear section. Glass shop front. Air-conditioned. Heating. Suspended ceilings. Spot lighting throughout. Clear service road to the rear of the premises for loading/unloading. New full R & I lease available for a term to be agreed. Starting rental £29,950 per annum exclusive plus VAT.
10 Village Way Rayners Lane HA5 5AF	1,454 sq ft 135 sq m	David Charles Property Consultants 020 8866 0001	First floor offices with own dedicated entrance and five parking spaces. Partitioned offices, office, suspended ceiling, laminate flooring, electric heaters, kitchenette, WCs and double glazed windows. New lease available for a term by arrangement. Rental £20,000 per annum exclusive.
132-134 College Road Harrow HA1 1BQ	1,467 sq ft 136 sq m	UK 786 Limited 020 8115 3023	Modern and bright office ideal for small or large requirements. Modern entry phone system. Fire and emergency alarms. Professionally maintained boiler and air-conditioned units. Rental £51,345 per annum exclusive of VAT and business rates.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 1 Artisan Place Ladysmith Road Harrow HA3	1,480 sq ft 138 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 breakout areas. Fully fitted kitchen. WCs. Access to communal gardens. Carpeted floors. Fully air-conditioned. Automated LED spotlights. UPVC double glazing. Raised access floor. One allocated car parking space. Available on an existing lease. Rental £34,000 per annum.
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.
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.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
College Road Harrow HA1	1,728 sq ft 161 sq m	Wex & Co 020 8904 0747	Ground floor newly refurbished serviced office unit. Office comprises a single open plan space and a kitchen area. Service charges and business rates to be confirmed. Lease terms are available on application. Rental £43,200 per annum.
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.
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.
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.
College Road Harrow HA1	1,800 sq ft 167 sq m	Move In Properties Ltd 020 3641 1773	Ground floor serviced office unit. Single open plan space. Newly refurbished. Five parking spaces. Available now. Lease terms on application. Rental £36,000 per annum (£3,000 per calendar month).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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 £29,010 per annum (15 per sq ft). Available immediately.
21/23 The Bridge Wealdstone Harrow HA3 5AG	2,028 sq ft 188 sq m	David Charles Property Consultants 020 8866 0001	A character office building in excellent decorative order occupied by solicitors many years. Reception area, open plan office and a number of individual offices on the ground floor. Boardroom, storage room and two self-contained offices on the first floor. Building has kitchen/toilet facilities on the ground floor. 4 car parking spaces at rear. Lease terms on request. Rental £35,000 per annum excl.
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,099 sq ft 195 sq m	SPC Property Consultants 020 8958 5789	Well-appointed second floor office suite. Security controlled campus entrance. Lift. Large open plan working area. Executive office with floor to ceiling glazing. Balcony/patio area. Air-conditioned. Large communal kitchen/staff rest area. WCs. Impressive reception area. En-suite washroom. 4 car parking spaces. Can be combined with the first floor. Full R & I lease available, term to be agreed. Rental £46,000 per annum exclusive. (ref: 7SVP)
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,099 sq ft 195 sq m	Michael Berman & Co 020 8346 5100	Entire second floor in a modern office building. Open plan with private offices. Gas fired central heating. On-site security. Entryphone. WCs. Passenger lift. Suspended ceiling with recessed lighting. Air-conditioned. Carpeted. Under floor trunking. Kitchenette per floor. Boardroom. Five car parking spaces per floor. New full R & I lease for a term to be agreed. Rental £47,227 per annum excl.
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	2,099-4,325 sq ft 195-402 sq m	SPC Property Consultants 020 8958 5789	Well-appointed first and second floor office suite. Security controlled campus entrance. Lift. WCs. Air-conditioned. Demountable glazed partition offices. Large communal kitchen/staff rest area. Impressive reception area. 8 car parking spaces. Full R & I lease available for a term to be agreed. Rental £95,000 per annum exclusive. (ref: 7SVP)
7a High Street Wealdstone HA3	2,100 sq ft 195 sq m	VDBM 01923 845222	Self-contained four storey building suitable for a variety of uses within Class E e.g. office, medical, educational, retail, restaurant. Upper parts may be converted to residential accommodation subject to local authority consents. Freehold for sale. Price £695,000 with full vacant possession.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
118-122 College Road Harrow HA1	2,119 sq ft 197 sq m	UK 786 Limited 020 8115 3023	A very affordable office unit ideal for both small or big corporate sizes. LED lightings with natural brightness. Advance telephone system. Fire and emergency alarms. Professionally maintained boiler and air-conditioned units. Rental £63,570 per annum inclusive of service charges.
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.
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	Four 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, £1,070,000 for the freehold.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Brember Road South Harrow HA2 8BJ	2,400 sq ft 223 sq m	Ashton Fox 020 8022 6393	Spacious self-contained first floor open plan office. Own entrance. Entire floor fully refurbished. New carpet. Air-conditioned. Gas central heating. Inset lighting and suspended ceiling. Security alarm. CCTV. Fire alarm. Fitted kitchen. 3 WCs. Parking for up to 10 cars may be possible. Office adjoins a large warehouse/industrial unit. It may be suitable to take both and use as a workshop/showroom. Lease terms available on application. Rental £55,000 per annum inclusive. Available now.
Cavendish House 369 Burnt Oak Broadway Edgware HA8 5AW	2,405 sq ft 224 sq m	Michael Berman & Co 020 8346 5100	Self-contained office suite on part first floor in excellent condition. Currently partitioned to provide a mixture of private offices and open plan areas. Commissionaire. Entryphone. Passenger lift. WCs. Wooden flooring Air conditioning. Raised floor. Underfloor heating. Kitchen. 4 car parking spaces held under a separate licence at £720 per annum plus VAT per space. Effective full R & I lease for a term to be agreed. Rental £68,540 per annum incl.
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.
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.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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)
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 Harrovia 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. Available by way of an assignment of an existing lease expiring in 2025. Rental £68,016 per annum exclusive of VAT, contents insurance, telephone, internet charges and business rates.
Monument House 215 Marsh Road Pinner HA5 5NE	3,000 sq ft 279 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
Hill House 67-71 Lowlands Road Harrow HA1 3AW	3,070-9,682 sq ft 285-900 sq m	Chamberlain Commercial 020 8429 6899	Attractive office building arranged over ground and three upper floors. Fully refurbished for 2022 and now provides contemporary high quality workspace with lofty bare ceilings and exposed services. The offices feature raised floors, zoned LED lighting and air-conditioning. Each floor has a kitchen area and washrooms. Large ground floor reception space and secure car park. Available by way of a new full R & I lease for a term to be agreed. request. Rental £105,000 to £340,000 per annum.
7/9 The Bridge Wealdstone HA3 5AB	3,216 sq ft 299 sq m	David Charles Property Consultants 020 8866 0001	Three storey building available to purchase. Ground floor retail and first floor offices are currently occupied with the second floor currently vacant. Freehold interest of the building is available subject to the existing tenancies. Offers in excess of £1,000,000 subject to contact.
Hygeia Building 66-68 College Road Harrow HA1 1BE	3,369-10,882 sq ft 313-1,011 sq m	Bray Fox Smith 020 8022 5481	Fifth floor in a high quality office building arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. Floor is available as a whole can be split. Fully fitted. Large windows providing lots of natural light. Newly refurbished. Staffed reception. On-site management. Raised floors. Demised WC. 24 car parking spaces. Lease terms on rental on request.
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.
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.
OneSixSix 166 College Road Harrow HA1 1BH	4,144 sq ft 385 sq m	Avison Young 020 7911 2763	Part third floor in a modern office building built in the late 1980's and fully refurbished in 2016 to include all new air- conditioning and a remodelled reception area. Suspended ceilings. LED lighting on PIR motion sensors. WCs. Shower facilities. 2x10 passenger lifts. Nine car parking spaces per suite. Communal bicycle parking. New flexible leases direct from the landlord for a term to be agreed. Rental £29.50 per sq ft per annum excl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
OneSixSix College Road Harrow HA1 1BH	4,144 sq ft 385 sq m	Chamberlain Commercial 020 8429 6899	Part third floor in one of the best specified office buildings in Harrow, having been fully refurbished in 2016, the building provides contemporary office space with an impressive security reception, 2x10 person passenger lifts and WC/shower facilities. The office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR sensor lighting. 9 car parking spaces per suite and use of communal bicycle stores. New lease for a term to be agreed. Rental £29.50 per sq ft.
OneSixSix College Road Harrow HA1 1BH	4,144-4,248 sq ft 385-395 sq m	Chamberlain Commercial 020 8429 6899	Part second and third floors in one of the best office buildings in Harrow. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2x10 person passenger lifts and WC/shower facilities. The office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. New lease for a term to be agreed. Rental £29.50 per sq ft.
OneSixSix 166 College Road Harrow HA1 1BH	4,144-8,392 sq ft 385-780 sq m	Avison Young 020 7911 2763	Part second and third floors in a modern office building built in the late 1980's and fully refurbished in 2016 to include all new air- conditioning and a remodelled reception area. Suspended ceilings. LED lighting on PIR motion sensors. WCs. Shower facilities. 2x10 passenger lifts. Nine car parking spaces per suite. Communal bicycle parking. New flexible leases direct from the landlord for a term to be agreed. Rental £29.50 per sq ft per annum excl.
OneSixSix 166 College Road Harrow HA1 1BH	4,248 sq ft 395 sq m	Avison Young 020 7911 2763	Part second floor in a modern office building built in the late 1980's and fully refurbished in 2016 to include all new air- conditioning and a remodelled reception area. Suspended ceilings. LED lighting on PIR motion sensors. WCs. Shower facilities. 2x10 passenger lifts. Nine car parking spaces per suite. Communal bicycle parking. New flexible leases direct from the landlord for a term to be agreed. Rental £29.50 per sq ft per annum excl.
OneSixSix College Road Harrow HA1 1BH	4,248 sq ft 395 sq m	Chamberlain Commercial 020 8429 6899	Part second floor in one of the best specified office buildings in Harrow, having been fully refurbished in 2016, the building provides contemporary office space with an impressive security reception, 2x10 person passenger lifts and WC/shower facilities. The office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. New lease for a term to be agreed. Rental £29.50 per sq ft.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,290 sq ft 399 sq m	Ferrari Dewe & Co 020 8427 4288	First floor available in a prominent self-contained four storey office building with entrance/reception. Automatic passenger lift. Male and female WCs. Car parking spaces available. New full R & I lease available, terms to be agreed. Rental £25 per sq ft.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	4,315 sq ft 401 sq m	Ferrari Dewe & Co 020 8427 4288	Second floor in a prominent self-contained four storey office building with entrance/reception. Automatic passenger lift. Male and female WCs. Car parking spaces included. New full R & I lease available, terms to be agreed. Rental £25 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
7 Spring Villa Park Spring Villa Road Edgware HA8 7EB	4,325 sq ft 402 sq m	Michael Berman & Co 020 8346 5100	Entire first and second floors in a modern office building. Open plan with private offices. Gas fired central heating. On-site security. Entryphone. WCs. Passenger lift. Suspended ceiling with recessed lighting. Air-conditioned. Carpeted. Under floor trunking. Kitchenette per floor. Boardroom. 10 car parking spaces per floor. New full R & I lease for a term to be agreed. Rental £97,312 per annum excl.
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. 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 to include all power, lighting, heating and air-conditioning but exclusive of business rates.
10 Oxford Road Wealdstone HA3	4,989 sq ft 463 sq m	VDBM 01923 845222	Attractive self-contained building with WC facilities; male, female and disabled for sale. Four parking spaces. Offers in the region of £1,900,000 plus VAT for the freehold with vacant possession.
<u>500-999 sq m</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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
St Anns Road Harrow HA1	8,234 sq ft 765 sq m	Chamberlain Commercial 020 8429 6899	A rare opportunity to purchase a town centre property capable of providing a meeting hall with ancillary offices or classrooms, together with a large private roof terrace suitable for social gatherings. Dedicated entrance lobby which leads to a first floor space of 5,306 sq ft. At second floor level there are offices of 2,928 sq ft which lead out to a large roof terrace of 2,700 sq ft. There is a passenger lift linking the ground to the second floor. Property will require some reconfiguration for single occupancy use. 999 year lease available. For sale, price on application.
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.

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

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>1,000 - 1,999 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.
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	14,950 sq ft 1,389 sq m	Ferrari Dewe & Co 020 8427 4288	Prominent self-contained four storey office building. Completely refurbished. State of the art zoned LED energy saving lighting. Full accessed raised floor system. Excellent natural light on all sides. Luxury WCs and changing rooms. High quality carpeting. Automatic passenger lift. Each floor offers almost 3,200 sq ft. 14 car parking spaces in a secure ground floor car park. New full R & I lease(s) to be granted at terms to be agreed. Rental £35 per sq ft.
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.
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.

Address

Size

Agent

Description

2,000 sq m or greater

Former Kodak Offices
Headstone Drive
Harrow
HA1

36,951 sq ft
3,434 sq m

Robert Irving Burns
020 8128 0467

Former office reception building for the former Kodak factory. Three storey office building with an internal courtyard. 45 surface car parking spaces to the front of the building. Site extends to 1.2 acres (0.468 hectares). Available leasehold for a term to be agreed. or on a long leasehold (998 years) at a peppercorn rent with option to purchase the freehold interest. Price and rental on application.

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 workspace for the creative industries. The second floor offers glass fronted cabin offices, each suitable for 2 to 3 workstations. The office space is air-conditioned, IT cabled and fully furnished with internet and telephones provided. Within the studios is a large breakout 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.
Garage 4 Churchill Court Station Road North Harrow HA2 7SA	80 sq ft 7 sq m	Chamberlain Commercial 020 8429 6899	Standard domestic sized garage forming part of the office courtyard. The unit is ideal for storage. and benefits from its location being directly opposite North Harrow Station. For sale, price £50,000 for the freehold.
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.
Debenhams Building Greenhill Way Harrow HA1 1LE	300-10,000 sq ft 28-929 sq m	Chamberlain Commercial 020 8429 6899	WareSpace is now open in Central Harrow and offers commercial space solutions for E-commerce, artisan manufacturing, offices, storage, personal trainers, charities and anyone seeking low cost business space on flexible monthly agreements. The units have great natural light and benefit from a dedicated secure loading yard, with tailgate docks, full capacity goods lifts and short stay car parking. Goods lift. Unlike self-storage centres, WareSpace customers can work permanently from inside their units. 24/7 access. Rental £800 per month inclusive of all bills and fibre connectivity.
Phoenix Business Cent. Rosslyn Crescent Harrow HA1 2SP	450-10,000 sq ft 42-929 sq m	Phoenix Business Centre 020 8861 3311	Over 40 individual industrial units. Secured gated site. CCTV monitored. 24 hour access, access via electronic entry/exit system after 10pm. On-site allocated and controlled parking. All units have secure roller shutters. Further details on request.
<u>100 - 499 sq m</u>			
Rosslyn Crescent Harrow HA1	1,200 sq ft 112 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 1,200 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. Available on short term contracts. Rental £1,450 per month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Rosslyn Crescent Harrow HA1 2RZ	1,200-5,000 sq ft 112-465 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 1,200 sq ft to 5,000 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. The warehouses have various heights to an eaves height of 25ft. Available on short term contracts. Rental, warehouse from £13.50 per sq ft excl. and office space from £26 per sq ft excl.
1 & 2 Greenhill Way Harrow HA1 1LA	2,217-5,517 sq ft 206-513 sq m	Chamberlain Commercial 020 8429 6899	Two newly created units. Each unit will benefit from a goods lift to the first floor, together with a small storage yard, external loading bay parking spaces and courier/delivery bike area. Ideal last mile delivery units. Suitable for dark kitchen use. Available by way of a new lease for a term to be agreed. Rental £22.50 per sq ft.
Rosslyn Crescent Harrow HA1	2,500 sq ft 232 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 2,500 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. Available on short term contracts. Rental £2,750 per month.
Unit 2 Rosslyn Crescent Harrow HA1	2,500 sq ft 232 sq m	Cosmo Estates 020 3475 1754	Warehouse/storage unit to let in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the the security and control of a traditional leased approach. The lease for this managed workspace can be negotiated according to your requirements and need for flexibility. Rental £4,167 per month.
Unit 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 8 Barratt Way Industrial Estate Tudor Road Harrow HA3 5TJ	2,672 sq ft 248 sq m	David Charles Property Consultants 020 8866 0001	Terraced light industrial/warehouse and office unit of steel-framed construction with brick and profile steel clad elevations. Partitioned offices to the front on ground and first floors, Full height warehouse to the rear. Offices have gas fired central heating, suspended ceilings, carpets, kitchen facilities and double glazing to first floor. Warehouse has a full height electric loading door, lights and mezzanine floor. Eaves height 16'ft 4" (5 m). Parking available to the front. Available by way of a new lease for a term to be agreed. Rental £56,112 per annum excl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Brember Road South Harrow HA2 8BJ	3,000 sq ft 279 sq m	Ashton Fox 020 8022 6393	Large spacious, warehouse available to let immediately with a large shutter and a separate metal door. The accommodation lies over two floors. Ground floor is 2,000 sq ft and the first floor is 1,000 sq ft. Self-contained with a WC and kitchenette and a small office. 2 metal staircases at the front and rear lead up to a very solid mezzanine floor. Apex roof with a maximum height of 14ft at the centre. Ground floor ceiling height of approximately 10 ft. Fully refurbished. Ground floor is concrete and first floor has metal flooring. Ideally to be let for storage. Available on flexible lease terms. Rental £45,000 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 Rosslyn Crescent Harrow HA1	3,775 sq ft 351 sq m	Cosmo Estates 020 3475 1754	Warehouse/storage unit to let in an established commercial area. Provides the flexibility and cost certainty of a serviced office, whilst delivering the the security and control of a traditional leased approach. The lease for this managed workspace can be negotiated according to your requirements and need for flexibility. Rental £6,292 per annum.
Rosslyn Crescent Harrow HA1	4,000 sq ft 372 sq m	Cosmo Estates 020 3475 1754	Ground floor warehouse facility offering from 4,000 sq ft of warehouse space. Good loading facilities. Forecourt parking. Warehouse units are offered at various sizes together with a ground and first floor office. Easy front loading with a full height roller shutter door and off-street parking. Available on short term contracts. Rental £4,000 per month.
Unit 1 Hawthorn Centre Elmgrove Road HA1 2RF	5,108 sq ft 475 sq m	Ferrari Dewe & Co 020 8427 4288	Modern B1/B8 warehouse/industrial unit suitable for a variety of trades on a popular industrial estate. Ground and mezzanine floor. 3-phase power. Heating. steel up and over loading door. Pedestrian entrance. Concrete floor. Florescent lighting. Fully fitted offices. Allocated car parking spaces. The adjoining unit of similar size is also available if required. New flexible full R & I lease available for term of either 3 years or 6 years. Short term licence agreement may also be available. Commencing rental £65,000 per annum excl. No VAT charges.
Unit 2 Hawthorn Centre Elmgrove Road HA1 2RF	5,372 sq ft 499 sq m	Ferrari Dewe & Co 020 8427 4288	Modern B1/B8 warehouse/industrial unit suitable for a variety of trades on a popular industrial estate. Ground and mezzanine floor. 3-phase power. Heating. steel up and over loading door. Pedestrian entrance. Concrete floor. Florescent lighting. Fully fitted offices. Allocated car parking spaces. The adjoining unit of similar size is also available if required. New flexible full R & I lease available for term of either 3 years or 6 years. Short term licence agreement may also be available. Commencing rental £68,500 per annum excl. No VAT charges.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	5,372 sq ft 499 sq m	Dutch & Dutch 020 7794 7788	Self-contained semi-detached warehouse/industrial premises built in the 1980s. Entryphone. Recently refurbished to provide clean open spaces on the ground and mezzanine floors with an office on the ground floor and an office on the mezzanine floor. Height between the ground and mezzanine floor is 2.47m with a maximum eaves height of 4.4m. Gas heating to the warehouse areas and the two offices, two WCs/washrooms, 3-phase power supply and a manually operated loading door. Sodium/fluorescent lighting. 6 allocated car parking spaces. Full R & I lease available for a term of six years from Sept. 2021. Rental £75,350 per annum.

500 - 999 sq m

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.
Unit 6 The Crystal Centre Elmgrove Road Harrow HA1 2HP	6,278 sq ft 583 sq m	Colliers International 020 7344 6730 Paul Welton Partnership 020 8948 1915	Modern end of terrace industrial unit of steel portal frame construction with ground and first floor offices. Warehouse accessed via a single roller shutter loading door. 5.5m eaves height. Pedestrian door accessing the offices. On-site car parking. New full R & I lease available on terms to be agreed. Rental available upon application.
31-37 Rosslyn Crescent Harrow HA1 2SA	7,394 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 roof 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.

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

Address	Size	Agent	Description
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.
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.
Units 1 & 2 Hawthorn Centre Elmgrove Road HA1 2RF	10,481 sq ft 974 sq m	Ferrari Dewe & Co 020 8427 4288	Modern B1/B8 warehouse/industrial unit suitable for a variety of trades on a popular industrial estate. Ground and mezzanine floor. 3-phase power. Heating. steel up and over loading door. Pedestrian entrance. Concrete floor. Florescent lighting. Fully fitted offices. Allocated car parking spaces. The adjoining unit of similar size is also available if required. New flexible full R & I lease available for term of either 3 years or 6 years. Short term licence agreement may also be available. Commencing rental £121,500 per annum excl. No VAT charges.

[1,000 - 4,999 sq m](#)

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

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>			
83-88 High Street Wealdstone HA3 5DL	21,163 sq ft 1,966 sq m	David Charles Property Consultants 020 8866 0001	A rarely available freehold site of 21,163 sq ft (0.48 acres) currently let to Iceland foods Ltd. Site may be suitable for redevelopment subject to planning permission. Offers are sought on an unconditional basis for the freehold interest of the site subject to the tenancies and should be submitted electronically to retained sole agents.
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. Guide rental £19.95 per sq ft.
<u>Other</u>			
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, four 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 invited in region of £47,500 per annum exclusive. Sale of freehold interest may be considered. Under offer (ref: 1636)
1 Lankers Drive Harrow HA2 7PA	1,853 sq ft 172 sq m	VDBM 01923 845222	Former surgery and premises. 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. Double storey side extension, a double storey rear extension and a loft conversion providing a total of 10 rooms with toilet facilities on all 3 floors. Parking to the front for two cars and further off street parking to the rear. Available on a new full R & I lease for a term to be agreed. Rental £50,000 per annum.
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>
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.