

# **Available Business Premises**

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

**March 2023**

**Regeneration, Planning & Enterprise**

## Offices & Industrial/Warehousing Premises Available in Harrow

The information in this document has been collected from agents who are actively marketing these premises and have made that information available to the Council. Where agents have not been able to forward their current availability, the entries from the previous listing have been retained (therefore some of the premises included may no longer be available and some premises currently available may not be included). LB Harrow makes no warranty or representation on any of the properties listed and interested parties need to conduct their own due diligence on any property or agent.

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

**Industrial/Warehousing** There are purpose-built units in a number of locations available. Some land has been designated for industrial development in the Harrow Local Plan which replaces the Harrow Unitary Development Plan, further details can be obtained by contacting this office. Rents for prime property range from £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).

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

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

### Harrow Council

| Population           | Business Rate Multiplier (2023/24)                            |
|----------------------|---|
| 261,300 (March 2021) | 51.2 pence (0.512)<br>49.9 pence for small businesses (0.499) |

| Economically Active                          |  |
|--|--|
| Workforce (Aged 16-64): 129,800 (Sept. 2022) | Unemployment rate: 3.5% (January 2023) |

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

| Housing          | Open space     |
|------------------|----------------|
| 97,048 dwellings | 2,958 acres    |
|                  | 1,197 hectares |

|   |  |
|---|--|
| <p>Harrow Council<br/>Research<br/>Regeneration, Planning &amp; Enterprise<br/>Community Directorate<br/>Civic 1, Civic Centre<br/>P.O.Box 37<br/>Station Road<br/>Harrow<br/>HA1 2UY</p> <p>Tel: 020 8736 6087<br/>Email: <a href="mailto:marc.mason@harrow.gov.uk">marc.mason@harrow.gov.uk</a><br/>Website: <a href="http://www.harrow.gov.uk">www.harrow.gov.uk</a></p> | <p>Harrow Business Rates:<br/><a href="http://www.harrow.gov.uk/businessratesenquiry">www.harrow.gov.uk/businessratesenquiry</a></p> <p>Enterprise Wellness Ltd<br/>3 Jardine House<br/>Harrovia Business Village<br/>Bessborough Road<br/>Harrow<br/>HA1 3EX</p> <p>Tel: 020 8427 6188<br/>Email: <a href="mailto:info@enterprisewellness.uk">info@enterprisewellness.uk</a><br/>Website: <a href="http://enterprisewellness.uk/">http://enterprisewellness.uk/</a></p> |
|---|--|

| <a href="#">Address</a>  | <a href="#">Size</a>      | <a href="#">Agent</a>                    | <a href="#">Description</a>  |
|--|---------------------------|--|--|
| <a href="#">Offices</a>  | <a href="#">Not known</a> |  |  |
| Phoenix Business Centre<br>Rosslyn Crescent<br>Harrow<br>HA1 2SP         | n/k                       | Phoenix Business Centre<br>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<br>College Road<br>Harrow<br>HA1 1BD                               | n/k                       | Office Freedom<br>020 3944 8203          | Recently refurbished business centre. Natural light. Air-conditioned. Panoramic views. Fully equipped conferencing and meeting rooms. Excellent breakout spaces. Business support services. Video conferencing. Dedicated comms. room. Cat 5e cabling. Boardroom Reception area Super high speed internet. Central heating. Kitchen. Dedicated phone line. 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<br>429-433 Pinner Road<br>North Harrow<br>HA1 4HN | n/k                       | Office Freedom<br>020 3944 8203          | Fully serviced office centre. Advanced telephony. Broadband. WC. Flexible office solutions. Boardroom. Meeting rooms. Super high speed internet. Air-conditioned. Kitchen. Reception area. Central heating. Dedicated phone line. 24/7 access. Furnished. Rent from £250 per person per month. (ref: 15314)  |
| Safestore<br>2 Garland Road<br>Stanmore<br>HA7 1NR                       | n/k                       | Office Freedom<br>020 3944 8203          | 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<br>South Hill Avenue<br>South Harrow<br>HA2 0DU                    | n/k                       | Office Freedom<br>020 3944 8203          | Modernist business centre. Comprehensive IT and communications infrastructure. Recently refurbished. Natural light. Kitchen. Executive conference suites. Super high speed internet. Personalised telephone answering. Message taking and voicemail. Executive furnishings. Furnished. Meeting rooms. Boardroom. WC. 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)   |
| BeWise Point<br>221-227 High Road<br>Harrow Weald<br>HA3 5EE             | n/k                       | BeWise Point<br>07863 332282             | One office and one classroom are available to rent 9:00 am - 5:00 pm Monday - Friday. Classroom is suitable for meetings, training and teaching etc. Lease terms and rental available on application.  |
| 79 College Road<br>Harrow<br>HA1 1BD                                     | n/k                       | Regus<br>0330 818 2090                   | 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 £229 per person per month, co-working from £219 per person per month, virtual office from £55 per month and meeting rooms from £39 per hour. All prices are based on 24 month contracts. |

| <u>Address</u>  | <u>Size</u> | <u>Agent</u>                            | <u>Description</u>   |
|---|-------------|---|--|
| Havelock Hub<br>14 Havelock Place<br>Harrow<br>HA1 1LJ  | n/k         | Office Freedom<br>020 3944 8203         | 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)   |
| Devonshire House<br>582 Honeypot Lane<br>Stanmore<br>HA7 1JS                                  | n/k         | Hub Space<br>020 8732 5555              | 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 available from just one month.   |
| Pentax House<br>South Hill Avenue<br>South Harrow<br>HA2 0DU                                  | n/k         | Oasis Serviced Offices<br>020 8938 4607 | Fully serviced office suites. Currently there is no availability. Clients are on a two month notice period so this can change. Staffed reception, Monday - Friday 9:00 am - 5:00 pm. 24/7 access. Rental and lease terms are available upon application.   |
| Stanmore Business & Innovation Centre<br>Stanmore Place<br>Howard Road<br>Stanmore<br>HA7 1GB | n/k         | L & B Real Estate<br>01274 067462       | Offices to let. Prime location. 24 hour access. Reception. Lighting. Heating. Unfurnished. Use of common areas/cleaning of common areas. Meeting room hire. Kitchenettes. WCs on every floor. Shower facilities (for cyclists). Telecoms. Lifts. Ideal for a start up business. Access to car park subject to availability. Rental starting from £10,800 per annum (£900 per calendar month) plus VAT. Available now.  |
| Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS                                      | n/k         | Claridges Commercial<br>020 8559 1122   | 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. Latest security card entry system. On-site parking. Virtual office available. 2- 20 workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £600 to £3,700 per calendar month. (ref: 024322) |
| Office no. 144<br>Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS                    | n/k         | Claridges Commercial<br>020 8559 1122   | 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. 2 workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £600 plus VAT per month.   |
| Office no. 17<br>Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS                     | n/k         | Claridges Commercial<br>020 8559 1122   | 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. 5 workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £1,450 plus VAT per month.   |

| <u>Address</u>   | <u>Size</u> | <u>Agent</u>                          | <u>Description</u>   |
|--|-------------|---------------------------------------|--|
| Office no. 19-21<br>Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS   | n/k         | Claridges Commercial<br>020 8559 1122 | 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. 20 workstations. Flexible terms available starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £3,700 plus VAT per month.     |
| Office no. 127<br>Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS     | n/k         | Claridges Commercial<br>020 8559 1122 | 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. 4 to 5 workstations. Flexible terms available starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £1,350 plus VAT per month. |
| Office no. 137<br>Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS     | n/k         | Claridges Commercial<br>020 8559 1122 | 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. 9 workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £2,300 plus VAT per month.   |
| Office no. 206<br>Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS     | n/k         | Claridges Commercial<br>020 8559 1122 | 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. 4 workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £1,300 plus VAT per month.   |
| Office no. 236-237<br>Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS | n/k         | Claridges Commercial<br>020 8559 1122 | 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. 8 to 9 workstations, partitioned. Available on flexible terms. Rents inclusive of business rates, heating, lighting and on-site support. Rental £1,800 plus VAT per month.     |
| Office no. 138<br>Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS     | n/k         | Claridges Commercial<br>020 8559 1122 | 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. 4 workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £1,300 plus VAT per month.   |
| College Road<br>Harrow<br>HA1  | n/k         | Wex & Co<br>020 7768 0737             | Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Unfurnished. Great location. Lease terms are available on request. Rental £14,868 per annum. Available now.  |

| <u>Address</u>   | <u>Size</u>        | <u>Agent</u>                            | <u>Description</u>  |
|--|--------------------|---|---|
| College Road<br>Harrow<br>HA1  | n/k                | Wex & Co<br>020 7768 0737               | Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Unfurnished. Great location. Close to underground station. Lease terms available on application. Rental £3,588 per annum. Available immediately.  |
| Bridge Street<br>Pinner<br>HA5   | n/k                | Office Freedom<br>020 3944 8203         | Second floor front and rear office suite. Breakout space. Air-conditioned. Cleaning services. Walking distance to Pinner station. High street location. Lease terms and rental on request. (ref: 65015)   |
| Harrovia Business Village<br>Bessborough Road<br>Harrow<br>HA1 3EX       | n/k                | Alexandra Park<br>020 7768 1347         | Second floor ex-accountant office space. The premises comprises: meeting rooms, kitchen and bathroom. Gas central heating. Full double glazing. Available leasehold, terms on application. Rent £18,000 per annum (£1,500 per calendar month). Bills £3,600 per annum.  |
| Whitefriars Avenue<br>Harrow<br>HA3                                      | n/k                | Move In Properties Ltd<br>020 3641 1773 | A range of serviced offices situated in a luxury modern block benefiting from lift facility, air-conditioning, high-speed Internet, telephone services, lighting, and heating. Rental £10,080 per annum (£700 per calendar month) plus VAT. The first six months pay is only half the rent and get an accountant service free for the first year. Available immediately.  |
| 79 College Road<br>Harrow<br>HA1 1BD                                     | n/k                | Harrovia Estates<br>020 3371 0005       | Office space to let in Harrow town centre on flexible terms. 1 to 100 people. Desk space and co-working. Serviced offices. Serviced offices and managed offices. In addition to serviced office space, this will provide quality meeting rooms, prestigious reception and comfortable communal spaces. Plus latest voice and data technology. Short and long term rental. Prices (per workstation per month) will vary depending on size of office required and current availability. |
| St Anns Shopping Centre<br>St Anns Road<br>Harrow<br>HA1                 | n/k                | Alexandra Park<br>020 7768 1347         | First floor office for rent in central Harrow. Property comprises: Ground floor entrance reception area, video entry phone system, three offices, storage area, shared kitchen, shared disabled/ladies and gents washrooms. Lift. Parking for two cars. Lease terms on application. Rental £33,000 per annum (£2,750 per calendar month. Service Charge £4,000 per annum. Available immediately.  |
| Amba House<br>15 College Road<br>Harrow<br>HA1 1BA                       | n/k                | Move In Properties Ltd<br>020 3641 1773 | Bright and airy second floor office. 24 hour on-site security. Lease terms on application. Rental £10,200 per annum (£850 per calendar month) inclusive of business rates and service charges. No broadband. Available now.   |
| Kenton Road<br>Harrow<br>HA3   | n/k                | Move In Properties Ltd<br>020 3641 1773 | Five offices available to rent. Meeting room and conference facilities. Receptionist. Lease terms are available on request. Rental from £500 to £800 per month.   |
| <u>Offices</u>   | <u>1 - 99 sq m</u> |   |   |
| Harrow Business Centre<br>429-433 Pinner Road<br>North Harrow<br>HA1 4HN | Various sizes      | Harrow Business Centre<br>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.   |

| <u>Address</u>   | <u>Size</u>               | <u>Agent</u>   | <u>Description</u>  |
|--|---------------------------|--|---|
| Masters House<br>1 Marlborough Hill<br>Harrow<br>HA1 1UX           | 51 sq ft<br>5 sq m        | David Charles Property<br>Consultants<br>020 8866 0001 | Ground floor one person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. The building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are incl. of service charge, broadband, building insurance and electricity subject to fair use. Rental £350 per calendar month incl. of VAT.    |
| Masters House<br>1 Marlborough Hill<br>Harrow<br>HA1 1UX           | 51 sq ft<br>5 sq m        | David Charles Property<br>Consultants<br>020 8866 0001 | First floor one person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £350 per calendar month inclusive of VAT. |
| Masters House<br>1 Marlborough Hill<br>Harrow<br>HA1 1UX           | 53 sq ft<br>5 sq m        | David Charles Property<br>Consultants<br>020 8866 0001 | Third floor one person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £360 per calendar month inclusive of VAT. |
| Masters House<br>1 Marlborough Hill<br>Harrow<br>HA1 1UX           | 75 sq ft<br>7 sq m        | David Charles Property<br>Consultants<br>020 8866 0001 | First floor two person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £500 per calendar month inclusive of VAT. |
| The Old Council Offices<br>37 Stanmore Hill<br>Stanmore<br>HA7 3DS | 75-600 sq ft<br>7-56 sq m | Office on the Hill Ltd<br>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 request.  |
| Rosslyn Crescent<br>Harrow<br>HA1                                  | 80-220 sq ft<br>7-20 sq m | NW London Commercial<br>020 8115 2071                  | Variety of new offices. Flexible terms & competitive rates. 24 hour access & 24 hour monitored CCTV. Unfurnished. Estate parking. Close to station. Available immediately. Rents from £60 per week (£3,120 per annum). Rental excludes VAT. Available immediately.  |

| <u>Address</u>  | <u>Size</u>                      | <u>Agent</u>                            | <u>Description</u>   |
|---|----------------------------------|---|--|
| College Road<br>Harrow<br>HA1                                       | 90 sq ft<br>8 sq m               | Wex & Co<br>020 7768 0737               | Office unit to let. Unfurnished. 24/7 access to the building, communal printing, shared modern kitchen space and all units are fully accessible. The unit comprises three workstations. This B1 unit is a window office available for £659 per calendar month with business rates, service charges and wi-fi included. Parking available for an extra £80 to £100 plus VAT. Rental £7,908 per annum. Available immediately.  |
| Beldham House<br>Parr Road<br>Stanmore<br>HA7 1NR                   | 94-499 sq ft<br>9-46 sq m        | Beldham House<br>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.   |
| Winsor & Newton Building<br>Whitefriars Avenue<br>Harrow<br>HA3 5RN | 100-500 sq ft<br>9-46 sq m       | Chamberlain Commercial<br>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. A range of suites available from 100 sq ft to 500 sq ft. Rental £600 per month and includes rates, electric, phone, broadband, concierge, conference room and furniture.  |
| Havelock Hub<br>14 Havelock Place<br>Harrow<br>HA1 1LJ              | 100-2,000 sq ft<br>9-186 sq m    | Chamberlain Commercial<br>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. Exposed steel frame. Fully air-conditioned. All sizes are available. Bicycle racks. Showers. Flexible agreements available. Rental on request.   |
| 79 College Road<br>Harrow<br>HA1 1BD                                | 100-3,000 sq ft<br>9-279 sq m    | Instant Offices<br>020 3641 4892        | Serviced office space across a number of floors in a building of 43,000 sq ft. It has undergone a major refurbishment programme to bring it up to the highest serviced office standards. This centre provides quality meeting rooms, prestigious reception and comfortable communal spaces, along with the latest voice and data technology. The accommodation is also offered as managed space in areas of 4,000 sq ft upwards on flexible, all inclusive terms to include rent, rates, service charge and the amenities and specification. Existing fit-out and furniture can be reconfigured to suit occupier's requirement prior to occupation within matter of weeks. EPC Rating D. Lease terms are available on application. Rental from £2,496 per annum. |
| Devonshire House<br>582 Honeypot Lane<br>Stanmore<br>HA7 1JS        | 100-30,000 sq ft<br>9-2,788 sq m | Office Freedom<br>020 3944 8203         | Large contemporary business centre offering prime office space. Bespoke suites available to suit 1 to 100 workstations. WC. Comfortable breakout areas. 24/7 access. Kitchen and recycling facilities. Super high speed internet. Meeting rooms. Air-conditioned. Ergonomic furnishings. Manned reception. Personalised telephone answering. Comprehensive IT and communications network. Boardroom. On-site management and staff. Dedicated phone line. Central heating. Dedicated car parking. Rental from £200 per person per month. (ref: 8698)  |



| <u>Address</u>   | <u>Size</u>                    | <u>Agent</u>  | <u>Description</u>  |
|--|--------------------------------|---|---|
| Masters House<br>1 Marlborough Hill<br>Harrow<br>HA1 1UX   | 108 sq ft<br>10 sq m           | David Charles Property<br>Consultants<br>020 8866 0001                    | Third floor 4-5 person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £660 per calendar month inclusive of VAT. |
| The Pavilion<br>Rosslyn Crescent<br>Harrow<br>HA1 2SZ  | 110 sq ft<br>10 sq m           | Ashton Fox<br>020 8022 6393   | First floor office available, suitable for 1-2 desks for £500 per calendar month. Furnished. Rent is inclusive of business rates, utilities, and cleaning of common areas. Telephone and broadband are extra. On-site gated parking is available for £70 per calendar month per space. Shared kitchen and male and female facilities on the same floor. 24/7 access. Available on flexible terms. Rental £6,000 per annum. Not VAT applicable. Available immediately.   |
| Bradburys Court<br>Lyon Road<br>Harrow<br>HA1 2AQ  | 110 sq ft<br>10 sq m           | Ferrari Dewe & Co<br>020 8427 4288  | Small office (two desk with filing space). Unfurnished. All modern amenities such as air-conditioning. Meeting room available by appointment. No parking but advised that a permit at St Anns is approx. £60 per month. Rental £7,500 per annum all incl. of business rates, internet, telephone light & heat etc.  |
| Chapel Lane<br>Pinner<br>HA5   | 111 sq ft<br>10 sq m           | Wex & Co<br>020 7768 0737   | A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. Unfurnished. 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 (£46.67 sq ft) per annum with all bills and business rates included.   |
| Stanmore Business<br>& Innovation Centre<br>Stanmore Place<br>Honeypot Lane<br>Stanmore<br>HA7 1BT | 111-1,500 sq ft<br>10-139 sq m | Cygnat Properties &<br>Leisure<br>020 8731 5200<br>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 are available on request  |
| Cygnat<br>Honeypot Lane<br>Stanmore<br>HA7 1BT   | 111-2,500 sq ft<br>10-232 sq m | Office Freedom<br>020 3944 8203   | 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)   |
| Unit 4<br>Phoenix Works<br>Cornwall Road<br>Hatch End<br>Pinner<br>HA5 4UH                         | 115 sq ft<br>11 sq m           | David Charles Property<br>Consultants<br>020 8866 0001                    | One of two small adjacent serviced offices with an external car park and yard shared with the adjacent unit. Suits 2-3 persons. Available by way of a licence for a term by arrangement, offering excellent flexibility. Rental 6,000 per annum. Add-ons: contents insurance, internet/telephone charges, business rates and VAT.   |

| <u>Address</u>   | <u>Size</u>          | <u>Agent</u>   | <u>Description</u>   |
|--|----------------------|--|--|
| Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS | 120 sq ft<br>11 sq m | Ashton Fox<br>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. CCTV. Secure key fob 24 hour access, 7 days a week. Air-conditioned. WCs. Fully serviced reception and management support monitoring. Currently available: 2 workstation office, lovely bright corner office with lots of natural light. Rental £7,320 per annum inclusive. of business rates, lighting, heating, air-conditioning and cleaning service. Telephone, broadband and parking are extra. Instant occupation, flexible terms, VAT applicable. Available immediately. |
| Whitefriars Avenue<br>Harrow<br>HA3                      | 125 sq ft<br>12 sq m | Wex & Co<br>020 7768 0737                              | First floor B1 internal unit. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £7,200 per annum (£600 per calendar month) with business rates and service charges included. Available now.  |
| The Pavilion<br>Rosslyn Crescent<br>Harrow<br>HA1 2SZ    | 125 sq ft<br>12 sq m | Ashton Fox<br>020 8022 6393                            | First floor office available, suitable for 2-3 desks for £530 per calendar month. Furnished. Rent is inclusive of business rates, utilities, and cleaning of common areas. Telephone and broadband are extra. On-site gated parking is available for £70 per calendar month per space. Shared kitchen and male and female facilities on the same floor. 24/7 access. Available on flexible terms. Rental £6,360 per annum. Not VAT applicable. Available immediately.  |
| Chapel Lane<br>Pinner<br>HA5                             | 130 sq ft<br>12 sq m | Wex & Co<br>020 7768 0737                              | 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. Unfurnished. 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 (36.92 per sq ft) per annum with bills and business rates included. Available now.   |
| Masters House<br>1 Marlborough Hill<br>Harrow<br>HA1 1UX | 130 sq ft<br>12 sq m | David Charles Property<br>Consultants<br>020 8866 0001 | Third floor 4-6 person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £800 per calendar month inclusive of VAT.  |

| <u>Address</u>   | <u>Size</u>          | <u>Agent</u>   | <u>Description</u>  |
|--|----------------------|--|---|
| College Road<br>Harrow<br>HA1  | 135 sq ft<br>13 sq m | Wex & Co<br>020 7768 0737                              | Office unit to let. Unfurnished. 24/7 access to the building, communal printing, shared modern kitchen space and all units are fully accessible. The unit comprises four workstations. This B1 unit is a window office available for £1,200 per calendar month with business rates, service charges and wi-fi included. Parking available for an extra £80 to £100 plus VAT. Rental £14,400 (£12 per sq ft) per annum. Available immediately.   |
| Suite 3<br>MS Business Centre<br>Chapel Lane<br>Pinner<br>HA5 1AZ            | 137 sq ft<br>13 sq m | David Charles Property<br>Consultants<br>020 8866 0001 | Office suite accessed via the black door on the left of the premises and has shared WC facilities. Parking is available to the front of the unit. Available by way of a new lease to be agreed for a term by arrangement. Rental £4,110 per annum inclusive.  |
| Office 5<br>Phoenix Business Centre<br>Rosslyn Crescent<br>Harrow<br>HA1 2SP | 140 sq ft<br>13 sq m | Ashton Fox<br>020 8022 6393                            | Stunning, luxury serviced offices. suitable for 3 to 4 desks. Air-conditioned. Unfurnished. All the offices in the building are refurbished to a high standard. Available on a renewable yearly licence basis. 24 hour gated secure access. Gated on-site secure parking is available. Reasonably priced. Rental £450 plus VAT per calendar month. Available immediately.   |
| Amba House<br>College Road<br>Harrow<br>HA1                                  | 140 sq ft<br>13 sq m | Ashton Fox<br>020 8022 6393                            | Office available to let in a five floor modern office building with a lift. Furnished. Close to tube and bus station. Available immediately. Flexible terms. Rental on application inclusive of business rates, heating, lighting and service charge. Broadband and telephone are extra.  |
| Havelock Hub<br>Havelock Road<br>Harrow<br>HA1 1LJ                           | 142 sq ft<br>13 sq m | Wex & Co<br>020 7768 0737                              | A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £11,940 (£84 per sq ft) per annum.  |
| Whitefriars Avenue<br>Harrow<br>HA3  | 150 sq ft<br>14 sq m | Wex & Co<br>020 7768 0737                              | A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £9,000 (£60 per sq ft) per annum. Available now. |
| Suite 2<br>MS Business Centre<br>Chapel Lane<br>Pinner<br>HA5 1AZ            | 150 sq ft<br>14 sq m | David Charles Property<br>Consultants<br>020 8866 0001 | Office suite accessed via the black door on the left of the premises and has shared WC facilities. Parking is available to the front of the unit. Available by way of a new lease to be agreed for a term by arrangement. Rental £4,500 per annum inclusive.  |
| Suite 1<br>Winsor & Newton<br>Whitefriars Avenue<br>Harrow<br>HA3 5RN        | 154 sq ft<br>14 sq m | Ashton Fox<br>020 8022 6393                            | Ground floor luxury serviced office to let. 2-3 desks. Furnished. 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 plus VAT inclusive. Available now.   |

| <u>Address</u>  | <u>Size</u>                 | <u>Agent</u>   | <u>Description</u>  |
|---|-----------------------------|--|---|
| Suite 1<br>Whitefriars Avenue<br>Harrow<br>HA3                        | 154 sq ft<br>14 sq m        | Move In Properties Ltd<br>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 are available on request. Rental £9,240 per annum (£770 per calendar month). Available immediately.  |
| Whitefriars Avenue<br>Harrow<br>HA3                                   | 155 sq ft<br>14 sq m        | Wex & Co<br>020 7768 0737                              | First floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £9,600 per annum (£800 per calendar month) with business rates and service charges included. Available immediately. |
| Chapel Lane<br>Pinner<br>HA5  | 155 sq ft<br>14 sq m        | Wex & Co<br>020 7768 0737                              | A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. Unfurnished. 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 bills and business rates included.  |
| Rosslyn Crescent<br>Harrow<br>HA1                                     | 155-161 sq ft<br>14-15 sq m | NW London Commercial<br>020 8115 2071                  | Variety of new offices. Flexible terms & competitive rates. 24 hour access & 24 hour monitored CCTV. Unfurnished. Estate parking. Close to station. Available immediately. Rental £4,656 per annum (£30 per sq ft). Rental excludes VAT. Available immediately.   |
| Whitefriars Avenue<br>Harrow<br>HA3                                   | 158 sq ft<br>15 sq m        | Wex & Co<br>020 7768 0737                              | Second floor B1 unit. Offices offer a series of quality work spaces in the converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby, and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £9,487 per annum (£790.60 per calendar month) with business rates/service charges included. Available immediately.    |
| Office 10<br>Miller House<br>Rosslyn Crescent<br>Harrow<br>HA1 2RZ    | 158 sq ft<br>15 sq m        | Ashton Fox<br>020 8022 6393                            | Office available in a secure gated office building. Unfurnished. Available Immediately. Lease terms available on application. Rental £383 plus VAT per calendar month inclusive of utilities, business rates and service charge.  |
| Office 14C<br>Miller House<br>Rosslyn Crescent<br>Harrow<br>HA1 2RZ   | 160 sq ft<br>15 sq m        | Ashton Fox<br>020 8022 6393                            | Office available in a secure gated office building. Unfurnished. Available Immediately. Lease terms available on application. Rental £387 plus VAT per calendar month inclusive of utilities, business rates and service charge.  |
| Suite 6<br>Winsor & Newton<br>Whitefriars Avenue<br>Harrow<br>HA3 5RN | 160 sq ft<br>15 sq m        | Ashton Fox<br>020 8022 6393                            | Ground floor luxury serviced office to let. 2-3 desks. Furnished. 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 plus VAT inclusive. Available now.   |
| Suite E<br>Bishops Walk House<br>23 High Street<br>Pinner<br>HA5 5PJ  | 160 sq ft<br>15 sq m        | David Charles Property<br>Consultants<br>020 8866 0001 | Office suite in a mid terrace property of brick built construction beneath a triple pitched tile roof. Good sized offices with excellent natural light. The building has the benefit of gas fired central heating, florescent lighting, carpeting, entry phone system, 24 hour access and is in excellent condition. Available by way of a new lease. Rental £750 per calendar month.   |

| <u>Address</u>   | <u>Size</u>                    | <u>Agent</u>   | <u>Description</u>  |
|--|--------------------------------|--|---|
| Unit 4<br>Phoenix Works<br>Cornwall Road<br>Hatch End<br>Pinner<br>HA5 4UH | 171 sq ft<br>16 sq m           | David Charles Property<br>Consultants<br>020 8866 0001 | One of two small adjacent serviced offices with an external car park and yard shared with the adjacent unit. Suits 3-4 persons. Available by way of a licence for a term by arrangement, offering excellent flexibility. Rental 8,500 per annum. Add-ons: contents insurance, internet/ telephone charges, business rates and VAT.  |
| Chapel Lane<br>Pinner<br>HA5   | 175 sq ft<br>16 sq m           | Wex & Co<br>020 7768 0737                              | Ground floor flexible unit with front aspect windows, desks, wood laminate flooring, power points and telephone connections. Unfurnished. 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 (£41.14 per sq ft) per annum with bills and business rates included. Available now.  |
| Suite C<br>Bishops Walk House<br>23 High Street<br>Pinner<br>HA5 5PJ       | 175 sq ft<br>16 sq m           | David Charles Property<br>Consultants<br>020 8866 0001 | Office suite in a mid terrace property of brick built construction beneath a triple pitched tile roof. Good sized offices with excellent natural light. The building has the benefit of gas fired central heating, florescent lighting, carpeting, entry phone system, 24 hour access and is in excellent condition. Available by way of a new lease. Rental £850 per calendar month.   |
| Suite 1, Office 4<br>Congress House<br>Lyon Road<br>Harrow<br>HA1 2EN      | 175 sq ft<br>16 sq m           | VDBM<br>01923 845222                                   | Fourth floor 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 excl.  |
| Flexi Offices Harrow<br>1 Eastman Road<br>Harrow<br>HA2                    | 175-250 sq ft<br>16-23 sq m    | Big Yellow Self Storage<br>01276 980797                | Modern, flexible offices can be rented for as little as four weeks, so no long leases, and come in a range of sizes. No long contracts. Agreement is 28 days, with nothing else locked in. No business rates to pay. No long lease to sign. Competitive, all-inclusive office price includes service charges, rates and rents, and security. Dedicated office rooms to rent for each business. Clean, carpeted, heated room. Plenty of self storage rooms available on site to store stock, merchandise or equipment. 24 hour pin code access to single office through a secure, intercom controlled entrance. On-site parking, kitchens and WCs are also included as standard and deliveries and post can be accepted if tenant not around. Every office also has phone lines enabling connection to broadband. Rental from £8,184 (£46.77 per sq ft) per annum. |
| Congress House<br>Lyon Road<br>Harrow<br>HA1 2EN                           | 175-4,891 sq ft<br>16-455 sq m | VDBM<br>01923 845222                                   | Five office suites available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New leases available with terms to be agreed. Service charge, to be advised. Rental £15 per sq ft per annum excl.  |
| Bradburys Court<br>Lyon Road<br>Harrow<br>HA1 2AQ                          | 180 sq ft<br>17 sq m           | Ferrari Dewe & Co<br>020 8427 4288                     | Medium Office (four desk with storage space) Unfurnished. All modern amenities such as air-conditioning. Meeting room available by appointment. No parking but advised that a permit at St Anns is approx. £60 per month. Rental £12,250 per annum all incl. of business rates, internet, telephone light & heat etc.   |
| 38-44 St Anns Road<br>Harrow<br>HA1 1LA                                    | 180-1,100 sq ft<br>17-102 sq m | Chamberlain Commercial<br>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 £7,200 per annum inclusive.  |

| <u>Address</u>  | <u>Size</u>                 | <u>Agent</u>   | <u>Description</u>   |
|---|-----------------------------|--|--|
| 10-12 Love Lane<br>Pinner<br>HA5 3EF                                | 200 sq ft<br>19 sq m        | Chamberlain Commercial<br>020 8429 6899                | Second floor office suite in a charming period building. Designated parking to the rear of the building. Close to tube station. Available by way of a new lease for a term to be agreed. Rental £5,000 (£25 per sq ft) per annum plus business rates and service charge.   |
| Amba House<br>15 College Road<br>Harrow<br>HA1 1BA                  | 200-650 sq ft<br>19-60 sq m | Chamberlain Commercial<br>020 8429 6899                | Office suites available in a modern and fully refurbished office building arranged over five floors. Each floor is serviced by 2x8 person passenger lifts. The building has a large reception lobby with a feature plasma TV and screen displaying occupier information. The office suites are air-conditioned with full access raised floors. Communal kitchen at the end of each floor. Available Immediately. Available by way of a 12 month tenancy agreement or longer by negotiation. The rental is fully inclusive of service charge, building insurance and utilities. Availability schedule information and full price list on request. |
| MSP Business Centre<br>22 Chapel Lane<br>Pinner<br>HA5 1AZ          | 220-800 sq ft<br>20-74 sq m | Office Freedom<br>020 3944 8203                        | Serviced office space to let in a boutique business centre. Can be sub-divided into three private units. Executive conference suites. 24 hour access. Super high speed internet. WC. Kitchen. Ergonomic furnishings. Recycling facilities. Central heating. Comprehensive IT and communications infrastructure. Meeting rooms. Air-conditioned. Boardroom. Reception area. Dedicated phone line. Furnished Rental from £300 per person per month. (ref: 9504)  |
| Office 14D<br>Miller House<br>Rosslyn Crescent<br>Harrow<br>HA1 2RZ | 250 sq ft<br>23 sq m        | Ashton Fox<br>020 8022 6393                            | Office available in a secure gated office building. Unfurnished. Available Immediately. Lease terms available on application. Rental £542 plus VAT per calendar month inclusive of utilities, business rates and service charge.   |
| Whitefriars Avenue<br>Harrow<br>HA3                                 | 280 sq ft<br>26 sq m        | Wex & Co<br>020 7768 0737                              | A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £16,800 (£60 per sq ft) per annum. Available now.   |
| Suite 2.1<br>Monument House<br>215 Marsh Road<br>Pinner<br>HA5 5NE  | 280 sq ft<br>26 sq m        | David Charles Property<br>Consultants<br>020 8866 0001 | Second floor office suite in an attractive brick built office building. Comfort cooling. Double glazing. Suspended ceilings. Shared kitchen and WC facilities. Automatic passenger lift. Prestigious entrance. Parking available at rear of property. Carpets. Available by way of a new lease. Rental £1,300 per calendar month.  |
| Suite 2.4<br>Monument House<br>215 Marsh Road<br>Pinner<br>HA5 5NE  | 280 sq ft<br>26 sq m        | David Charles Property<br>Consultants<br>020 8866 0001 | Second floor office suite in an attractive brick built office building. Comfort cooling. Double glazing. Suspended ceilings. Shared kitchen and WC facilities. Automatic passenger lift. Prestigious entrance. Parking available at rear of property. Carpets. Available by way of a new lease. Rental £1,300 per calendar month.  |

| <u>Address</u>   | <u>Size</u>                    | <u>Agent</u>                            | <u>Description</u>  |
|--|--------------------------------|---|---|
| Whitefriars Studios<br>Whitefriars Avenue<br>Wealdstone<br>Harrow<br>HA3 5RN | 293-5,360 sq ft<br>27-498 sq m | Chamberlain Commercial<br>020 8429 6899 | An opportunity to buy or rent commercial studio space in a building dedicated to creative industries. Whitefriars Studios offers 14 ground floor units in a shared building with communal kitchen, WCs and gallery space. Each studio has excellent natural light, lofty ceiling heights and full air-conditioning. development, on the former factory site of Winsor & Newton Arts. The 14 studios are all located on the ground floor and are ideally suited to creative industry occupiers such as architects, designers, artists and artisan manufacturers. The units are also ideal for some E-commerce businesses. Some units have independent entrances whilst others are accessed through the communal gallery space. All units have access to the shared washrooms, kitchen, and a break-out area. The studios offer imaginative workspace with concrete floors, exposed air-conditioning and overhead cable trays. For sale on a virtual freehold basis (999 year lease) from £159,950 to £3,000,000. Alternatively each studio is available to rent on annual licence basis. |
| 4 Weald Lane<br>Harrow Weald<br>HA3 5ES                                      | 300 sq ft<br>28 sq m           | Property Hub Ltd<br>020 3478 3309       | Two desk spaces in a busy serviced office suite. Accessed via front of the property. Independent boardroom. Communal kitchen, facilities apart from telephone which is charged independently of the monthly rent. Fixed package price is available, subject to a 12 month agreement. Rental £4,500 (£15 per sq ft) per annum. Zero deposit. Available now.  |
| Station Road<br>North Harrow<br>HA2  | 300 sq ft<br>28 sq m           | Wex & Co<br>020 7768 0737               | Well presented, first floor office space. Unfurnished. Discounts for this unit applies. Available now. Lease terms on application. Rental £9,600 (£32.04 per sq ft) per annum.  |
| Weald Lane<br>Harrow Weald<br>HA3  | 300 sq ft<br>28 sq m           | Wex & Co<br>020 7768 0737               | Desk space in a busy serviced office suite in Harrow. The desk space is accessed via the front of the property and includes access to an independent board room for important meetings, subject to a pre booking and availability. Unfurnished. The space includes all facilities apart from telephone which is charged independently of the monthly rent. Additionally, applicants wishing to take more than one desk of the 3 available could benefit from a fixed package price, subject to a 12 month agreement. The space is offered with Zero Deposit and available for immediately occupation. Rental £5,400 (£18 per sq ft) per annum. Available immediately.   |
| Weald Lane<br>Harrow Weald<br>HA3  | 300 sq ft<br>28 sq m           | Wex & Co<br>020 7768 0737               | Ground floor unit with access to an independent board room, washroom facilities, internet, electrics and water. Unfurnished. The unit is suitable for 1-2 persons looking to operate their business at sensible and affordable rates and includes access and use of all the facilities in the property within the monthly rent. The telephone system however is priced separately. The unit is well presented and has a glass facia and with an allocated storage shed for convenience and rear access including a parking space offered on a first come first serve basis. Tenants also have an option to use the fully equipped boardroom on specific "pre booked" dates. Rental £5,400 (£18 per sq ft) per annum. Available now.   |

| <u>Address</u>   | <u>Size</u>                 | <u>Agent</u>                            | <u>Description</u>   |
|--|-----------------------------|---|--|
| Burnt Oak Broadway<br>Edgware<br>HA8                       | 300 sq ft<br>28 sq m        | Goldstein Leigh<br>020 8115 0701        | Open plan four person unfurnished office with an internal office, meeting area and air-conditioning within this office complex. 24 hour access. Car parking is available at £60 plus VAT per space per month. Lease terms available on application. Rental £11,520 (£38.40 per sq ft) per annum includes service charge which covers, electricity, heating, water, security, cleaning of the communal areas etc. IT/Telecoms is the responsibility of each occupier. Available immediately.  |
| Havelock Hub<br>Havelock Road<br>Harrow<br>HA1 1LJ         | 312 sq ft<br>29 sq m        | Wex & Co<br>020 7768 0737               | A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £29,940 (£96.12 per sq ft) per annum. Available now. |
| College Road<br>Harrow<br>HA1                              | 317 sq ft<br>29 sq m        | Wex & Co<br>020 7768 0737               | Bright and airy office in the heart of Harrow town centre. This superb office space comprises open plan and internal office space. Unfurnished. Lease terms on application. Rental £15,000 per annum. Available now.   |
| Cervantes House<br>5-9 Headstone Road<br>Harrow<br>HA1 1PD | 317 sq ft<br>29 sq m        | Benjamin Stevens<br>020 8958 1118       | Office suite. Air-conditioned. Glass and UPCV partitioned offices. Lift access. Parking. Kitchenette. Shopping amenities nearby. Lease terms on application. Rental £28 per sq ft per annum plus VAT. Service charge included. Business rates payable by tenant.   |
| College Road<br>Harrow<br>HA1                              | 320-532 sq ft<br>30-49 sq m | Wex & Co<br>020 7768 0737               | Bright and spacious first floor serviced office which benefits from lifts, communal kitchens and WC, as well as meeting room and conference facilities. Office comprises a single open plan space. Unfurnished. Perfect for an expanding business. Rental £15,996 (£50.04 per sq ft) per annum is inclusive of business rates and service charges but broadband is not included. Available immediately.  |
| 402a Uxbridge Road<br>Hatch End<br>Pinner<br>HA5 4HP       | 320 sq ft<br>30 sq m        | Chamberlain Commercial<br>020 8429 6899 | A commercial studio room, formerly used as a yoga studio but suitable for most commercial uses including office, tuition, medical etc. The room has wooden floors and floor to ceiling mirrors. There is an attractive glass lantern roof which provides excellent natural light. Separate access to the studio from the rear. Available by way of a sub-lease for a term to be agreed. Rental £14,400 per annum.  |
| College Road<br>Harrow<br>HA1                              | 321-532 sq ft<br>30-49 sq m | Wex & Co<br>020 7768 0737               | 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 (£2,200 per calendar month) inclusive of business rates and service charges.   |
| 1-9 St Anns Road<br>Harrow<br>HA1 1LQ                      | 330 sq ft<br>31 sq m        | Chamberlain Commercial<br>020 8429 6899 | Prominent office building in the centre of Harrow that has undergone a substantial refurbishment to include a new reception area, modern air-conditioned offices and high quality finishes throughout. Raised floors. The second floor has been split and office suite offered on a 12 month rental licence or longer by negotiation. The office is fully furnished ready for immediate occupation. Available by way of a short term licence agreement of 12 months, or longer by negotiation. Rental on application.                      |



| <u>Address</u>   | <u>Size</u>          | <u>Agent</u>                            | <u>Description</u>  |
|--|----------------------|---|---|
| Whitefriars Avenue<br>Harrow<br>HA3                                    | 341 sq ft<br>32 sq m | Wex & Co<br>020 7768 0737               | Second floor B1 unit. Offices offer a series of quality work spaces in the converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby, and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £14,400 per annum (£1,200 per calendar month) with business rates/service charges included. Available immediately.                              |
| Whitefriars Avenue<br>Harrow<br>HA3                                    | 344 sq ft<br>32 sq m | Wex & Co<br>020 7768 0737               | Second floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £18,000 per annum (£1,500 per calendar month) with business rates and service charges included. Available now.                               |
| Suite 22<br>Winsor & Newton<br>Whitefriars Avenue<br>Harrow<br>HA3 5RN | 350 sq ft<br>33 sq m | Ashton Fox<br>020 8022 6393             | Second floor luxury serviced office to let. 4-5 desks. Furnished. 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 plus VAT inclusive. Available immediately.   |
| Amba House<br>15 College Road<br>Harrow<br>HA1 1BA                     | 350 sq ft<br>33 sq m | P2M Properties<br>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 of service charge and utilities. Available now.  |
| 10-12 Love Lane<br>Pinner<br>HA5 3EF                                   | 356 sq ft<br>33 sq m | VDBM<br>01923 845222                    | First floor (rear) office suite 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 (£28 per sq ft) per annum.   |
| 10-12 Love Lane<br>Pinner<br>HA5 3EF                                   | 356 sq ft<br>33 sq m | Chamberlain Commercial<br>020 8429 6899 | First floor office suite in a charming period building. Designated parking to the rear of the building. Close to tube station. Available by way of a new lease for a term to be agreed. Rental £8,900 (£25 per sq ft) per annum plus business rates and service charge.   |
| Havelock Hub<br>Havelock Road<br>Harrow<br>HA1 1LJ                     | 360 sq ft<br>33 sq m | Wex & Co<br>020 7768 0737               | A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £35,940 (£14.40 per sq ft) per annum. |
| Suite 23<br>Winsor & Newton<br>Whitefriars Avenue<br>Harrow<br>HA3 5RN | 360 sq ft<br>33 sq m | Ashton Fox<br>020 8022 6393             | Second floor luxury serviced office to let. 5 desks. Furnished. 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 plus VAT inclusive. Available now.   |

| <u>Address</u>   | <u>Size</u>                 | <u>Agent</u>   | <u>Description</u>  |
|--|-----------------------------|--|---|
| St Anns Road<br>Harrow<br>HA1  | 360 sq ft<br>33 sq m        | Wex & Co<br>020 7768 0737                              | Well presented office space available to let. £1,200 broadband line not included. Unfurnished. Available immediately. Lease terms on application. Rental £14,400 (£39.96 per sq ft) per annum.  |
| Harrow<br>HA1  | 360 sq ft<br>33 sq m        | Wex & Co<br>020 7768 0737                              | Beautifully presented office space situated in Harrow town centre. The serviced office space includes modern work-centres, newly fitted carpets, double glazed and air-conditioning. Unfurnished. The development includes 35 spacious, fully fitted units to accommodate for all types of businesses. Lease terms available on application. Rental £33,600 (£93.36 per sq ft) per annum. Available immediately.  |
| Whitefriars Avenue<br>Harrow<br>HA3                                    | 364 sq ft<br>34 sq m        | Wex & Co<br>020 7768 0737                              | Second floor B1 unit. Offices offer a series of quality work spaces in the converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby, and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £21,852 per annum (£1,821 per calendar month) with business rates/service charges included. Available immediately   |
| Suite 24<br>Winsor & Newton<br>Whitefriars Avenue<br>Harrow<br>HA3 5RN | 370 sq ft<br>34 sq m        | Ashton Fox<br>020 8022 6393                            | Second floor luxury serviced office to let. 5 desks. Furnished. 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 plus VAT inclusive. Available now.   |
| Suite 3.4<br>Monument House<br>215 Marsh Road<br>Pinner<br>HA5 5NE     | 370 sq ft<br>34 sq m        | David Charles Property<br>Consultants<br>020 8866 0001 | Third floor office suite in an attractive brick built. office building. Comfort cooling. Double glazing. Suspended ceilings. Shared kitchen and WC facilities. Automatic passenger lift. Prestigious entrance. Parking available at rear of the property. Carpets. Available by way of a new lease. Rental £1,650 per calendar month.   |
| Amba House<br>15 College Road<br>Harrow<br>HA1 1BA                     | 390 sq ft<br>36 sq m        | Move In Properties Ltd<br>020 3641 1773                | Bright and airy second floor office. Open plan with a small integrated office space of 50 sq ft. Lease terms available on application. Rental £16,800 per annum (£1,400 per calendar month) inclusive of business rates and service charges. No broadband. Available now.   |
| Station Road<br>Harrow<br>HA1  | 390-444 sq ft<br>36-41 sq m | Wex & Co<br>020 7768 0737                              | Bright and airy second floor office in harrow town centre. Unfurnished. Superb office space comprises open plan space with a small internal integrated office space of 50 sq ft. Lease terms on request. Rental £15,600 per annum (£1,300 per calendar month) inclusive of business rates and service charges. Available immediately.   |
| Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS               | 400 sq ft<br>37 sq m        | Ashton Fox<br>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. CCTV. Secure key fob 24 hour access, 7 days a week. Air-conditioned. WCs. Fully serviced reception and management support monitoring. Currently available: 6 to 7 workstation office, lovely bright corner office with lots of natural light. Rental £22,800 per annum inclusive of business rates, lighting, heating, air-conditioning and cleaning service. Telephone, broadband and parking are extra. Instant occupation, flexible terms, VAT applicable. Available immediately. |

| <u>Address</u>   | <u>Size</u>                    | <u>Agent</u>                              | <u>Description</u>   |
|--|--------------------------------|---|--|
| Burnt Oak Broadway<br>Edgware<br>HA8                                   | 400 sq ft<br>37 sq m           | Goldstein Leigh<br>020 8115 0701          | Tastefully decorated 4-6 person unfurnished office with an internal office, meeting area and air-conditioning within this office complex. 24 hour access. Car parking is available at £60 plus VAT per space per month. Lease terms are available on application. Rental £14,400 (£36 per sq ft) per annum includes service charge which covers, electricity, heating, water, security, cleaning of the communal areas etc. IT/Telecoms is the responsibility of each occupier. VAT is applicable to rental amounts. Available immediately.  |
| Cavendish House<br>369 Burnt Oak Broadway<br>Edgware<br>HA8 5AW        | 400-2,500 sq ft<br>37-232 sq m | Reichmann Properties plc<br>020 8952 2009 | A variety of offices are available in a modern four storey self-contained building. Some or all of the offices benefit from; air-conditioning, underfloor heating, 24/7 access, shared WCs, passenger lift, concierge/security and on-site parking. Excellent transport links nearby. Licence or lease (depending on the office) available for a term to be agreed.  |
| Debenhams Building<br>Greenhill Way<br>Harrow<br>HA1 1LE               | 400-2,500 sq ft<br>37-232 sq m | Chamberlain Commercial<br>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 (plus VAT) inclusive of all bills and high speed internet connection. |
| 12 High Street<br>Pinner<br>HA5 5PW                                    | 440 sq ft<br>41 sq m           | VDBM<br>01923 845222                      | Three-storey terraced property situated on the historic Pinner High Street in a prominent location offering a self-contained ground floor retail/office. Available on a new full R & I lease for a term to be agreed. Rental £25,000 per annum exclusive (No VAT).   |
| Cervantes House<br>5-9 Headstone Road<br>Harrow<br>HA1 1PD             | 449 sq ft<br>42 sq m           | Benjamin Stevens<br>020 8958 1118         | Office suite. Air-conditioned. Glass and UPCV partitioned offices. Lift access. Parking. Kitchenette. Shopping amenities nearby. Lease terms on application. Rental £28 per sq ft per annum plus VAT. Service charge included. Business rates payable by tenant.   |
| Suite 25<br>Winsor & Newton<br>Whitefriars Avenue<br>Harrow<br>HA3 5RN | 480 sq ft<br>45 sq m           | Ashton Fox<br>020 8022 6393               | Second floor luxury serviced office to let. 6-7 desks. Furnished. 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 plus VAT inclusive. Available immediately.  |
| Suite 18<br>Winsor & Newton<br>Whitefriars Avenue<br>Harrow<br>HA3 5RN | 480 sq ft<br>45 sq m           | Ashton Fox<br>020 8022 6393               | First floor luxury serviced office to let. 6-7 desks. Furnished. 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 plus VAT inclusive. Available now.   |
| The Annex<br>r/o 398 Kenton Road<br>Harrow<br>HA3 9DW                  | 480 sq ft<br>45 sq m           | VDBM<br>01923 845222                      | Self-contained detached ground floor office accommodation which benefits from four partitioned rooms, air-conditioning, kitchenette and WC facilities. A single garage is allocated with the demise. Available immediately. New flexible full R & I lease available for a term to be agreed. Rental £12,000 per annum excl.  |

| <u>Address</u>   | <u>Size</u>                    | <u>Agent</u>   | <u>Description</u>  |
|--|--------------------------------|--|---|
| Unit 2<br>Harrow Square<br>College Road<br>Harrow<br>HA1 2BE             | 497 sq ft<br>46 sq m           | VDBM<br>01923 854222                                   | 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. Premises are available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive   |
| Unit 2<br>Harrow Square<br>College Road<br>Harrow<br>HA1 1BE             | 497 sq ft<br>46 sq m           | Chamberlain Commercial<br>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. Next to tube station. Available to let, lease terms and rental on application.                               |
| Suite 1<br>MS Business Centre<br>Chapel Lane<br>Pinner<br>HA5 1AZ        | 505 sq ft<br>47 sq m           | David Charles Property<br>Consultants<br>020 8866 0001 | Self-contained office suite with the benefit of kitchen and WC facilities. Partitioned meeting room and own separate entrance. Parking is available to the front of the unit. Available by way of a new lease to be agreed for a term to be arranged. Rental £15,150 per annum incl.  |
| Unit 3<br>Carmine Court<br>202 Imperial Drive<br>Rayners Lane<br>HA2 7HG | 543 sq ft<br>50 sq m           | Chamberlain Commercial<br>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, Cat 5 cabling and LED lighting. Two car parking spaces. Carmine Court sits within a secure compound with automated security gates. For sale, price £325,000 (subject to VAT) based on a 999 year lease with a peppercorn ground rent.                              |
| Scottish Provident House<br>76-80 College Road<br>Harrow<br>HA1 1BQ      | 577-1,154 sq ft<br>54-107 sq m | Benjamin Stevens<br>020 8958 1118                      | Two modern office suites available. Newly refurbished. Secure entry/exit system. Fibre broadband. Permit parking. Air-conditioned. Glass and UPCV partitioned offices. Lift access. Kitchenette. Shopping amenities nearby. Close to tube and bus station. Lease terms on application. Rental £15 per sq ft per annum exclusive of service charge and VAT.  |
| Suite 2<br>Congress House<br>Lyon Road<br>Harrow<br>HA1 2EN              | 584 sq ft<br>54 sq m           | VDBM<br>01923 845222                                   | Second floor 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 excl.  |
| 74-80<br>High Street<br>Wealdstone<br>HA3 7AF                            | 587 sq ft<br>55 sq m           | David Charles Property<br>Consultants<br>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 on request. Café/restaurant rental £35,000 per annum and price on request.   |
| Stanley Road<br>South Harrow<br>HA2                                      | 590 sq ft<br>55 sq m           | DM & Co<br>020 8864 5775                               | Office space available. Two main rooms, good sized kitchen and a shower room. Unfurnished. Alarmed. CCTV. No restriction on use. Parking for 2 to 3 cars. Rental £12,870 per annum (1,072.50 per month).  |
| Whitefriars Avenue<br>Harrow<br>HA3                                      | 597 sq ft<br>55 sq m           | Wex & Co<br>020 7768 0737                              | Second floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £30,000 per annum (£2,500 per calendar month) with business rates and service charges included. Available now. |

| <u>Address</u>   | <u>Size</u>          | <u>Agent</u>                       | <u>Description</u>  |
|--|----------------------|------------------------------------|---|
| Devonshire House<br>Honeypot Lane<br>Stanmore<br>HA7 1JS     | 600 sq ft<br>56 sq m | Ashton Fox<br>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. CCTV. Secure key fob 24 hour access, 7 days a week. Air-conditioned. WCs. Fully serviced reception and management support monitoring. Currently available: 8 to 10 workstation office, lovely bright corner office with lots of natural light. Rental £30,000 per annum inclusive. of business rates, lighting, heating, air-conditioning and cleaning service. Telephone, broadband and parking are extra. Instant occupation, flexible terms, VAT applicable. Available immediately. |
| 263 Burnt Oak Broadway<br>Edgware<br>HA8 5ED                 | 600 sq ft<br>56 sq m | Ferrari Dewe & Co<br>020 8427 4288 | Two storey brick built mid-terraced property with a pitched roof. Ground floor offers a shop frontage with office accommodation, separate WC and kitchenette. Upstairs flat is on a assured shorthold tenancy. A small rear garden is located to the rear of the premises. For sale with full vacant possession. Price £600,000 subject to contract.  |
| Cervantes House<br>5-9 Headstone Road<br>Harrow<br>HA1 1PD   | 617 sq ft<br>57 sq m | Benjamin Stevens<br>020 8958 1118  | Office suite. Air-conditioned. Glass and UPCV partitioned offices. Lift access. Parking. Kitchenette. Shopping amenities nearby. Lease terms on application. Rental £28 per sq ft per annum plus VAT. Service charge included. Business rates payable by tenant.  |
| Burnt Oak Broadway<br>Edgware<br>HA8                         | 620 sq ft<br>58 sq m | Goldstein Leigh<br>020 8115 0701   | Tastefully decorated unfurnished office with a reception areas internal partitioning for three. separate offices, meeting area and air-conditioning. 24 hour access. Car parking is available at £60 plus VAT per space per month. Lease terms available on application. Rental £16,302 (£315.84 per sq ft) per annum includes service charge which covers, electricity, heating, water, security, cleaning of communal areas etc. IT/Telecoms is the responsibility of each occupier. Available now.   |
| Whitefriars Avenue<br>Harrow<br>HA3                          | 640 sq ft<br>59 sq m | Wex & Co<br>020 7768 0737          | A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms available on application. Rental £38,400 (£60 per sq ft) per annum.   |
| 22 High Street<br>Pinner<br>HA5 5PW                          | 697 sq ft<br>65 sq m | VDBM<br>01923 845222               | Ground floor shop suitable for most Class E users including retail, office or medical. No takeaways. The property is a Grade II Listed building within an attractive conservation area. Available on a new full R & I lease for a term to be agreed. Rental £25,000 per annum. Under offer.   |
| Unit 4<br>Harrow Square<br>College Road<br>Harrow<br>HA1 1BE | 712 sq ft<br>66 sq m | VDBM<br>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. Premises are 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>  |
|--|--------------------------------|---|---|
| 291 Northolt Road<br>South Harrow Council<br>HA2 8HX                                   | 768 sq ft<br>71 sq m           | VDBM<br>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. Available on a new full R & I lease for a term to be agreed. Rental £33,000 per annum excl.  |
| 6 Jardine House<br>Harrovian Business Village<br>Bessborough Road<br>Harrow<br>HA1 3EX | 796 sq ft<br>74 sq m           | VDBM<br>01923 845222                      | Second floor in a modernised office space with updated suspended ceilings. LED lighting and flooring. Currently configured as open plan office plus individual offices. Own WCs. One parking space. Available on a new full R & I lease for a term to be agreed. Rental £18,308 per annum exclusive. Available immediately.   |
| 6 Jardine House<br>Harrovian Business Village<br>Bessborough Road<br>Harrow<br>HA1 3EX | 796-1,615 sq ft<br>74-150 sq m | VDBM<br>01923 845222                      | Modernised office space with updated suspended ceilings. LED lighting and flooring. Currently configured as open plan office plus individual offices. Own WCs. One parking space per floor. Available on a new full R & I lease for a term to be agreed. Rental £38,783 per annum exclusive. Available immediately.   |
| Unit 2<br>Bradburys Court<br>Lyon Road<br>Harrow<br>HA1 2BY                            | 800 sq ft<br>74 sq m           | Chamberlain Commercial<br>020 8429 6899   | Bradburys Court forms part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq ft of commercial space. Bradburys Court is an eight storey office building with floor to ceiling windows and panoramic views. Unit 2 is located on the ground floor. These high quality offices are recently refurbished, fully air-conditioned with access raised floors and LED lighting. Fully fitted in 2021. Ready to occupy. Male and female WCs, and fitted kitchen. The building has 24 hour access, CCTV and security controlled access. Available by way of a new full R & I lease for a term to be agreed. Rental £28,000 per annum exclusive of bills. |
| Amba House<br>15 College Road<br>Harrow<br>HA1 1BA                                     | 800-1,400 sq ft<br>74-130 sq m | Chamberlain Commercial<br>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<br>5-9 Headstone Road<br>Harrow<br>HA1 1PD                             | 814 sq ft<br>76 sq m           | Chamberlain Commercial<br>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 incl. of service charge.  |
| 6 Jardine House<br>Harrovian Business Village<br>Bessborough Road<br>Harrow<br>HA1 3EX | 819 sq ft<br>76 sq m           | VDBM<br>01923 845222                      | First floor in a modernised office space with updated suspended ceilings. LED lighting and flooring. Currently configured as open plan office plus individual offices. Own WCs. One parking space. Available on a new full R & I lease for a term to be agreed. Rental £20,475 per annum exclusive. Available immediately.  |
| Livingstone Court<br>Peel Road<br>Harrow<br>HA3 7QT                                    | 845 sq ft<br>79 sq m           | Ashton Fox<br>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. VAT Applicable. Available immediately.  |
| CACI House<br>9 Spring Villa Park<br>Spring Villa Road<br>Edgware<br>HA8 7EB           | 850 sq ft<br>79 sq m           | SPC Property Consultants<br>020 8958 5789 | Neat ground floor office space, divided into five offices, in a self-contained three storey building on a secure office campus. Lift. Gas central heating. Kitchen/staff break out room. WCs. Underfloor trunking. On-site security. Well located. Two car parking spaces. New full R & I lease available, terms to be agreed. Rental £15,000 per annum. (ref: 9CACI)   |

| <u>Address</u>  | <u>Size</u>          | <u>Agent</u>                              | <u>Description</u>  |
|---|----------------------|---|---|
| Harrow One<br>Byron Court<br>St Johns Road<br>Harrow<br>HA1 2RG                   | 865 sq ft<br>80 sq m | Chamberlain Commercial<br>020 8429 6899   | Newly built ground floor commercial unit occupying a prime trading location. Double return glass frontage. Currently in shell and core condition with plasterboard walls & ceiling and metered services. Unit has an E Class planning use and is suitable for general retail, professional services, beauty treatments, medical or personal training gym. The unit is perfect for a coffee shop, sandwich bar bubble tea, ice cream parlour, bakery or delicatessen. Abundance of public parking in immediate vicinity. Available on a new full R & I lease, term to be agreed. Rental £32,500 per annum. |
| 132 Pinner Road<br>Harrow<br>HA1 4JE  | 900 sq ft<br>84 sq m | VDBM<br>01923 845222                      | Self-contained ground floor premises, previously a solicitor's office, gas fired central heating, shop frontage, kitchenette, double glazing. Suitable for a variety of uses. Two car parking spaces in the forecourt area. Available on a new full R & I lease for a term to be agreed. Rental £17,500 per annum exclusive.  |
| Japonica House<br>8 Spring Villa Park<br>Spring Villa Road<br>Edgware<br>HA8 7EB  | 925 sq ft<br>86 sq m | SPC Property Consultants<br>020 8958 5789 | Ground floor office suite in a well located and excellent office campus. Air-conditioned. Heating. WCs. Gated security. 2 to 3 car parking spaces. New full R & I lease available for a term to be agreed. Rental £18,500 per annum exclusive. (ref: 8SVP LEFT)   |
| Roxbridge Point<br>South Harrow Arches<br>Stanley Road<br>South Harrow<br>HA2 8FE | 925 sq ft<br>86 sq m | Chamberlain Commercial<br>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. Available for purchase on a freehold basis. Price £600,000.  |
| Suite 2b<br>Congress House<br>Lyon Road<br>Harrow<br>HA1 2EN                      | 962 sq ft<br>89 sq m | VDBM<br>01923 845222                      | Fourth floor 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 excl.  |
| Bridge House<br>25/27 The Bridge<br>Wealdstone<br>HA3 5AB                         | 966 sq ft<br>90 sq m | Chamberlain Commercial<br>020 8429 6899   | A self-contained office building arranged over ground and first floor and comprising four rooms plus male and female WCs. The property is in a basic un-refurbished condition and requires updating internally. Alternative uses considered. The condition is reflected in the rent and a rent free period is available for tenants improvement works. Available by way of a new full R & I lease for a term to be negotiated. Rental £22,500 per annum.  |
| 2 High Street<br>Pinner<br>HA5 5PW  | 967 sq ft<br>90 sq m | VDBM<br>01923 845222                      | A property comprising of a first and second floor self-contained office suite, complete with kitchen, male & female toilets. Own entrance door from the High Street. Excellent location. Available immediately. Available by the way of a sub letting for a term to be agreed. Rental £19,500 per annum exclusive.  |
| Station Road<br>North Harrow<br>HA2   | 968 sq ft<br>90 sq m | Blue Alpine<br>020 3641 9157              | Self-contained office accommodation on first and second floors. Refurbished to a high standard with electric heaters, double glazing windows and phone entry system for each office. Unfurnished. Flexible terms to fit tenant's needs. Available immediately on a new lease, terms to be agreed by negotiation. Rental £25,000 (£25.80 per sq ft) per annum. VAT is not applicable to this property.   |

| <u>Address</u>   | <u>Size</u>                      | <u>Agent</u>  | <u>Description</u>   |
|--|----------------------------------|---|--|
| Westbury House<br>23/25 Bridge Street<br>Pinner<br>HA5 3HR                             | 980 sq ft<br>91 sq m             | David Charles Property<br>Consultants<br>020 8866 0001                              | Second floor rear in a modern brick built office building on ground and three upper floors. Kitchen facilities. Air-conditioned. Heating. Suspended ceilings. Carpets. WCs. Automatic passenger lift. Raised floor. Double glazing. Entry phone system. Car Parking. New lease available. Rental £49,000 per annum inclusive.  |
| 8 College Road<br>Harrow<br>HA1 1BE  | 990 sq ft<br>92 sq m             | Chamberlain Commercial<br>020 8429 6899   | A lock-up retail unit benefitting from a recent modern refurbishment. Unit is currently trading as an estate agents and is available now. The shop has a modern interior with tiled flooring and LED lighting, arranged as a front retail sales area with back office, kitchen and WC. The shop has planning Use Class E and can accommodate all retail businesses, offices, café, wellbeing or clinic. Fully air-conditioned. Parking available. New lease available for a term to be agreed. Rental £39,950 per annum.   |
| 369-391<br>Burnt Oak Broadway<br>Edgware<br>HA8 5AW                                    | 1,000 sq ft<br>93 sq m           | Office Freedom<br>020 3944 8203   | Contemporary business centre across five floors. Serviced offices. Air-conditioned. 24/7 access. Virtual office leasing. Comprehensive IT and communications infrastructure. Super high speed internet. Extensive window space. Meeting rooms. Kitchen. Boardroom. Manned security station. Reception area. WC. Central heating. Dedicated phone line. Furnished. dedicated car parking. Available on yearly licences with longer leases negotiable. Rental from £280 per person per month. (ref: 6419)  |
| Kings House<br>Kymberley Road<br>Harrow<br>HA1 1PT                                     | 1,000-7,500 sq ft<br>93-697 sq m | Chamberlain Commercial<br>020 8429 6899   | Modern office building which currently has a ready made space available from 1,000 sq ft to 7,500 sq ft. Offices are arranged to provide open plan workspace, together with meeting rooms and a large kitchen/breakout area. The building has an attractive reception with 24 hour concierge security and three high speed passenger lifts. The third floor is fully refurbished with full air-conditioning and underfloor trunking. There is also the benefit of generous parking. Excellent transport links. Available by way of a new full R & I lease for a term to be negotiated. Rental £27 per sq ft. |
| Stanmore Business<br>& Innovation Centre<br>Stanmore Place<br>Honeypot Lane<br>HA7 1BT | 1,000-9,100 sq ft<br>93-846 sq m | Stanmore Business<br>& Innovation Centre<br>020 8731 5200<br>www.stanmore-bic.co.uk | Brand new office space available in a professional serviced office environment. High speed fibre internet connection. CCTV. Private meeting and conference rooms. Reception facility. 24 hour access. Telephone answering. Business support service. Car parking. Lease terms and rental upon application.   |
| Leeway House<br>Leeway Close<br>Hatch End<br>HA5 4SE                                   | 1,002 sq ft<br>93 sq m           | David Charles Property<br>Consultants<br>020 8866 0001                              | First floor office space with partitioned rooms, fully fitted kitchen, integrated fridge/freezer, fully fitted bathroom, new carpet, two secure metal doors; one located at the entrance on ground floor and another inside the property to secure a storage room. Two parking spaces to the front of the unit. Available by way of a new lease to be agreed for a term by arrangement. Rental £25,000 per annum inclusive.  |



| <u>Address</u>   | <u>Size</u>             | <u>Agent</u>   | <u>Description</u>   |
|--|-------------------------|--|--|
| Leeway House<br>Leeway Close<br>Hatch End<br>Pinner<br>HA5 4SE     | 1,002 sq ft<br>93 sq m  | Chamberlain Commercial<br>020 8429 6899                | Leeway House is a detached two storey commercial building with off-street parking. The entire first floor is available. The floor is approached via a ground floor entrance lobby with dual steel security doors. On the first floor level is a series of rooms, all of which are well presented with new fitted carpets and comfort cooling. There is a newly fitted kitchen and a full-size bathroom with shower. Outside there are two car parking spaces. The space can be used as offices but would also suit alternative uses such a medical clinic, wellness centre, beauty treatment or meeting space. Available by way of a new full R & I lease for a term to be negotiated. Rental £25,000 per annum.   |
| Suite 3.1<br>Monument House 215<br>Marsh Road<br>Pinner<br>HA5 5NE | 1,007 sq ft<br>94 sq m  | David Charles Property<br>Consultants<br>020 8866 0001 | Third floor office suite in an attractive brick built. office building. Comfort cooling. Double glazing. Suspended ceilings. Shared kitchen and WC facilities. Automatic passenger lift. Prestigious entrance. Parking available at rear of the property. Carpets. Available by way of a new lease. Rental £3,750 per calendar month.  |
| Bradburys Court<br>Lyon Road<br>Harrow<br>HA1 2BY                  | 1,010 sq ft<br>94 sq m  | Chamberlain Commercial<br>020 8429 6899                | Bradburys Court forms part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq ft of commercial space. Bradburys Court is an eight storey office building with floor to ceiling windows and panoramic views. The second floor has just been fitted to provide four office suites, which are now available to rent on a fully furnished basis. These high quality offices are fully air-conditioned with access raised floors and LED lighting. Male and female WCs, and fitted kitchen. The building has 24 hour access, CCTV, security controlled access and on-site concierge service. Fully fitted in 2021. Furnished and ready to occupy. Available by way of a flexible licence agreement for 12 months or longer. Longer leases are available if required. Rental £35,000 per annum plus service charge and business rates |
| Marlborough Hill<br>Harrow<br>HA1                                  | 1,053 sq ft<br>98 sq m  | Wex & Co<br>020 7768 0737                              | 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. Unfurnished. 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 (£28.49 per sq ft) per annum. Available immediately.  |
| <u>Offices</u>   | <u>100 - 499 sq m</u>   |  |  |
| Suite 3<br>17 St Anns Road<br>Harrow<br>HA1 1JU                    | 1,100 sq ft<br>102 sq m | VDBM<br>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.  |

| <u>Address</u>   | <u>Size</u>                       | <u>Agent</u>                            | <u>Description</u>  |
|--|-----------------------------------|---|---|
| Suite 3<br>Rama House<br>17 St. Anns Road<br>Harrow<br>HA1 1JU | 1,100 sq ft<br>102 sq m           | Chamberlain Commercial<br>020 8429 6899 | First floor office suite in an impressive mixed use building. Fully fitted. 3 full glass partitioned executive rooms with open plan workspace. Shared kitchen/breakout room. Raised floors. Air-conditioned. Impressive reception. Male and female WCs. Two car parking spaces. Available to rent on a flexible term. Rental £33,000 per annum excluding business rates, service charge, insurance and VAT. Alternatively the office suite can be sold by way of a 125 year head lease. Price £650,000.   |
| Unit 3A<br>Harrow Square<br>College Road<br>Harrow<br>HA1 1BE  | 1,115 sq ft<br>104 sq m           | Chamberlain Commercial<br>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 a creche. Double height space. Available to lease on terms to be agreed. Rental £25 per sq ft rising to £35 per sq ft over five years. |
| 104 College Road<br>Harrow<br>HA1 1BQ                          | 1,133 sq ft<br>105 sq m           | Chamberlain Commercial<br>020 8429 6899 | Third floor (rear) office suite benefitting from excellent natural light and can be combined with available space on fourth floors. Passenger lift. Currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to underground station. Available by way of a new full R & I lease for a term to be negotiated. Rental £30,500 (£27 per sq ft) per annum.  |
| 104 College Road<br>Harrow<br>HA1 1BQ                          | 1,133 sq ft<br>105 sq m           | Chamberlain Commercial<br>020 8429 6899 | Fourth floor (rear) office suite benefitting from excellent natural light and can be combined with other available space on third and fourth floors. Passenger lift. Currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to tube station. Available by way of a new full R & I lease for a term to be negotiated. Rental £30,500 (£27 per sq ft) per annum.  |
| 104 College Road<br>Harrow<br>HA1 1BQ                          | 1,133-3,932 sq ft<br>105-365 sq m | Chamberlain Commercial<br>020 8429 6899 | Three newly created office suites each benefitting from excellent natural light and offering a flexible range of floor space over the three combined areas. The suites are newly built over third and fourth floors with a new passenger lift and are currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to tube. Available by way of a new full R & I lease for a term to be negotiated. Rental £30,500 to £106,000 per annum (£27 per sq ft).   |
| Bradburys Court<br>Lyon Road<br>Harrow<br>HA1 2BY              | 1,182 sq ft<br>110 sq m           | VDBM<br>01923 845222                    | Third floor office in a newly completed building. The space has 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.   |

| <u>Address</u>   | <u>Size</u>                       | <u>Agent</u>   | <u>Description</u>   |
|--|-----------------------------------|--|--|
| Marlborough Hill<br>Harrow<br>HA1  | 1,200 sq ft<br>112 sq m           | Wex & Co<br>020 7768 0737                              | 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. Unfurnished. 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 (£25 per sq ft) per annum. Available immediately. |
| 6 Warner House<br>Harrovia Business Village<br>Bessborough Road<br>Harrow<br>HA1 3EX | 1,245 sq ft<br>116 sq m           | VDBM<br>01923 845222                                   | Ground floor in an 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 incl. rental based on £35 per sq ft sq ft to include all power, lighting, heating and air-conditioning but exclusive of business rates.  |
| 6 Warner House<br>Harrovia Business Village<br>Bessborough Road<br>Harrow<br>HA1 3EX | 1,245-4,503 sq ft<br>116-419 sq m | VDBM<br>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.   |
| 34 Byron Hill Road<br>Harrow<br>HA2 0HY  | 1,285 sq ft<br>119 sq m           | David Charles Property<br>Consultants<br>020 8866 0001 | Ground floor offices. Gas fired central heating, a leased line, double glazing and cat 5 cabling. Air-conditioned. To the front of the building there are two available on-site parking spaces. Price £795,000 subject to contract for the long leasehold interest and a share of the freehold.  |
| Unit 1<br>Harrow Square<br>College Road<br>Harrow<br>HA1 1BE                         | 1,300-2,616 sq ft<br>121-243 sq m | VDBM<br>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. Premises are available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive rising to £50 per sq ft in the fifth year of the lease agreement.  |
| Masters House<br>1 Marlborough Hill<br>Harrow<br>HA1 1UX                             | 1,345-4,035 sq ft<br>125-375 sq m | VDBM<br>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. Premises are available on a new full R & I for a term to be agreed. Rental £30,000 per floor, per annum exclusive.   |
| Middlesex House<br>118-134 College Road<br>Harrow<br>HA1 1BQ                         | 1,348 sq ft<br>125 sq m           | Forest Real Estate<br>020 8022 7980                    | Modern third floor office. Mostly open plan with glass partitioned office/meeting room. Lift. Potential for break out spaces or separate office space. Curved frontage with wall to wall windows allowing in an abundance of natural light. Finished to a good standard and has a tea point by the entrance. Air-conditioned. Carpeted throughout. Double glazing. One allocated car parking space. Lease terms are available on application. Rental £40,430 (£29.99 per sq ft) per annum plus VAT.  |
| Cervantes House<br>5-9 Headstone Road<br>Harrow<br>HA1 1PD                           | 1,383 sq ft<br>129 sq m           | Forest Real Estate<br>020 8022 7980                    | Well furnished modern second floor office with glass partitions. Air-conditioned. Central heating. Lift. WC and shower facilities. Two allocated covered car parking spaces. Lease terms available on request. Rental £41,450 (£29.97 per sq ft) per annum plus VAT.   |

| <u>Address</u>   | <u>Size</u>             | <u>Agent</u>                            | <u>Description</u>  |
|--|-------------------------|---|---|
| Monument House<br>215 Marsh Road<br>Pinner<br>HA5 5NE        | 1,400 sq ft<br>130 sq m | VDBM<br>01923 845222                    | Third floor bright office suite to let. Prestigious entrance passenger lift. Glass partitioned meeting room. Suspended ceilings. Comfort cooling air-conditioning. Carpets. Double glazing. Kitchen facilities. Two on-site car parking spaces. Premises are available by way of an assignment of an existing lease expiring in 2025. Rental £52,253 per annum excl. of VAT, contents insurance, telephone, internet charges and business rates.  |
| Kasaka House<br>26-28 Church Road<br>Stanmore<br>HA7 4AW     | 1,440 sq ft<br>134 sq m | VDBM<br>01923 845222                    | Second floor air-conditioned office suite currently arranged in an open plan with several partitioned office suites. Attractive entrance and passenger lift serving the upper floors. One parking space. The premises are available on a new full R & I lease for a term to be agreed. Rental £35,000 per annum excl.   |
| Kasaka House<br>26-28 Church Road<br>Stanmore<br>HA7 4AW     | 1,450 sq ft<br>135 sq m | Chamberlain Commercial<br>020 8429 6899 | Bright and airy office suite in a well maintained office building. The building entrance is on Church Road and the second floor is accessed via a passenger lift. The suite provides modern office space, with air-conditioning and suspended ceilings with Cat2 lighting. Open plan layout with several partitioned executive offices (five rooms and open plan). Allocated car parking to the rear of the building. New full R & I lease available for a term to be agreed. Rental £35,000 per annum (£24 per sq ft) subject to VAT and exclusive of service charge, business rates and insurance costs.  |
| Middlesex House<br>132-134 College Road<br>Harrow<br>HA1 1BQ | 1,467 sq ft<br>136 sq m | Benjamin Stevens<br>020 8958 1118       | First floor office. Air-conditioned. Glass and UPVC partitioned offices. Lift access. Parking. Kitchenette. Shopping amenities nearby. Lease terms on application. Rental £28 per sq ft per annum plus VAT. Service charge included. Business rates payable by tenant.  |
| Unit 1<br>Artisan Place<br>Ladysmith Road<br>Harrow<br>HA3   | 1,480 sq ft<br>138 sq m | Chamberlain Commercial<br>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 by way of an existing ten year lease that commenced in Feb. 2019. A new lease may be available for a term to be agreed. Rental £34,000 per annum. Currently under offer. |
| Unit 5<br>Harrow Square<br>College Road<br>Harrow<br>HA1 1BE | 1,503 sq ft<br>140 sq m | VDBM<br>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. Premises are available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive.  |
| Middlesex House<br>132-134 College Road<br>Harrow<br>HA1 1BQ | 1,539 sq ft<br>143 sq m | Benjamin Stevens<br>020 8958 1118       | Second floor office. Air-conditioned. Glass and UPVC partitioned offices. Lift access. Parking. Kitchenette. Shopping amenities nearby. Lease terms on application. Rental £28 per sq ft per annum plus VAT. Service charge included. Business rates payable by tenant.   |
| Metroline House<br>118-122 College Road<br>Harrow<br>HA1 1BQ | 1,556 sq ft<br>145 sq m | Chamberlain Commercial<br>020 8429 6899 | Newly refurbished bright third floor office. Own kitchen facility. Air-conditioned. Passenger lift. Viewing highly recommended. Available now by way of a new full R & I lease for a term by negotiation. Rental £46,680 per annum inclusive of service charge and business rates.  |

| <u>Address</u>  | <u>Size</u>             | <u>Agent</u>                            | <u>Description</u>  |
|---|-------------------------|---|---|
| Unit 2<br>Artisan Place<br>Ladysmith Road<br>Wealdstone<br>HA3 5FE                    | 1,583 sq ft<br>147 sq m | Chamberlain Commercial<br>020 8429 6899 | Artisan Place is a mixed use development constructed in 2015 and includes a terrace of five commercial ground floor studio offices. Unit 2 is fitted out to a high and contemporary standard with a mix of open plan offices space, glass meeting rooms and generous break-out areas. Fully fitted kitchen, male and female WCs. The unit also benefits from an outside terrace and access to communal gardens. Other benefits include wood floors, full air-conditioning, LED lighting and UPVC double glazing. One allocated car parking space. New lease for a term to be agreed at a rental of £39,000 per annum. Available by way of a virtual freehold for £750,000 plus VAT. |
| Suite 7<br>Congress House<br>Lyon Road<br>Harrow<br>HA1 2EN                           | 1,585 sq ft<br>147 sq m | VDBM<br>01923 845222                    | Second floor 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 excl.  |
| Suite 2<br>Congress House<br>Lyon Road<br>Harrow<br>HA1 2EN                           | 1,585 sq ft<br>147 sq m | VDBM<br>01923 845222                    | Third floor 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 excl.   |
| 6 Warner House<br>Harrovian Business Village<br>Bessborough Road<br>Harrow<br>HA1 3EX | 1,604 sq ft<br>149 sq m | VDBM<br>01923 845222                    | First floor in an 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 incl. rental based on £35 per sq ft sq ft to include all power, lighting, heating and air-conditioning but exclusive of business rates.  |
| Unit 3<br>Harrow Square<br>College Road<br>Harrow<br>HA1 1BE                          | 1,633 sq ft<br>152 sq m | VDBM<br>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. Premises are available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive.   |
| College Road<br>Harrow<br>HA1   | 1,650 sq ft<br>153 sq m | Wex & Co<br>020 7768 0737               | Ground floor serviced office unit, located in the heart of Harrow town centre and newly refurbished. The office comprises a single open plan space of approximately 1,730 sq. ft. and 75 sq ft kitchen area. Unfurnished. Rental £31,140 (£18 per sq ft.) per annum. Service charges are £9,586.50 per annum and include one free parking space. Business rates not included. Available immediately.  |
| 6 Warner House<br>Harrovian Business Village<br>Bessborough Road<br>Harrow<br>HA1 3EX | 1,654 sq ft<br>154 sq m | VDBM<br>01923 845222                    | Second floor in an 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 incl. rental based on £35 per sq ft sq ft to include all power, lighting, heating and air-conditioning but exclusive of business rates.   |
| 104 College Road<br>Harrow<br>HA1 1BQ   | 1,666 sq ft<br>155 sq m | Chamberlain Commercial<br>020 8429 6899 | Fourth floor (front) office suite benefitting from excellent natural light and can be combined with other available space on third and fourth floors. Passenger lift. Currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to underground station. Available by way of a new full R & I lease for a term to be agreed. Rental £45,000 (£27 per sq ft) per annum.  |

| <u>Address</u>   | <u>Size</u>                       | <u>Agent</u>  | <u>Description</u>  |
|--|-----------------------------------|---|---|
| 97 Pinner Road<br>Harrow<br>HA1 4ET                        | 1,666 sq ft<br>155 sq m           | Chamberlain Commercial<br>020 8429 6899               | An attractive period building and former physiotherapy clinic arranged over ground and two upper floors to provide 6-7 treatment rooms, a reception area, offices, WCs, kitchen and a shower room. The building is in good condition with double glazing, gas heating and security shutters. Suitable for alternative uses. Externally there is a large garden and parking for two cars. Available on a new lease for a term to be agreed. Rental £45,000 per annum exclusive of VAT, business rates and all other outgoings. Currently under offer.  |
| Hygeia Building<br>66-68 College Road<br>Harrow<br>HA1 1BE | 1,676-8,896 sq ft<br>156-827 sq m | Avison Young<br>020 7493 2180<br>VDBM<br>01923 745222 | Part ground floor and part second floor office space in a premium specification office property built in 1991, arranged over ground, mezzanine and five upper floors around an impressive full height central atrium with wall-climber lifts. Reception area has been recently updated to provide an impressive entrance for occupiers and visitors. The design-led reception area features breakout work space. Bright, open plan offices. Fully air-conditioned. Four x 13 person lifts. Fully accessible raised floors. Male and female restrooms on each floor and accessible WCs are available. 24/7 access. On-site management team. Excellent parking ratio at 1:419 sq ft. Lease terms on request. Rental £32.50 per sq ft per annum.   |
| Hygeia Building<br>66-68 College Road<br>Harrow<br>HA1 1BE | 1,676 sq ft<br>156 sq m           | VDBM<br>01923 845222                                  | Ground floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Newly refurbished welcome and reception area. Break out work bench in reception. Full height central atrium. 4 x 13 person passenger lifts. 24 hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Fully air-conditioned. Suspended ceilings and LED lighting. Fully accessible raised floors. Excellent parking ratio (1 parking space: 419 sq ft). Lease terms on application. Rental £54,500 per annum.  |
| Hygeia Building<br>66-68 College Road<br>Harrow<br>HA1 1BE | 1,676 sq ft<br>156 sq m           | Chamberlain Commercial<br>020 8429 6899               | Ground floor office suite in what is considered to be one of Harrow's best office buildings which features an impressive full height central glass atrium reception. The suite has been refurbished and has its own street entrance in addition to the main building reception. The offices feature high ceilings with exposed services, air-conditioning and LED lighting. Own kitchen. Reception has a break out space and security doors leading to the glass elevators. Break out work bench in reception. 4 x 13 person passenger lifts. 24 hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Suspended ceilings. Fully accessible raised floors. Parking for three cars. Lease terms upon application. Rental £54,470 per annum. |

| <u>Address</u>   | <u>Size</u>             | <u>Agent</u>                            | <u>Description</u>  |
|--|-------------------------|---|---|
| Unit 5<br>Artisan Place<br>Ladysmith Road<br>Wealdstone<br>HA3 5FE | 1,688 sq ft<br>157 sq m | Chamberlain Commercial<br>020 8429 6899 | An attractive modern ground floor office suite in the a popular mixed use development. Artisan Place was constructed in 2018 and provides five self contained office units facing a communal garden and courtyard. Unit 5 is currently available and provides approximately 1,688 sq ft which is arranged as both open plan office space with glass cabins and a staff break-out area. There are male and female WCs and a fitted kitchen. The offices are air-conditioned with LED lights and wood flooring. Lots of natural light. To the rear is an attractive garden space. The property has a use Class E and is ideal for offices or design studios. One car parking space. Available on a new lease for a term to be negotiated. Rental £41,000 per annum exclusive. |
| Unit 6<br>Harrow Square<br>College Road<br>Harrow<br>HA1 1BE       | 1,743 sq ft<br>162 sq m | VDBM<br>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. Premises are available on a new full R & I lease for a term to be agreed. Rental £35 per sq ft per annum exclusive.  |
| Unit 6<br>Harrow Square<br>College Road<br>Harrow<br>HA1 1BE       | 1,743 sq ft<br>162 sq m | Chamberlain Commercial<br>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. Next to tube station. For sale or to let. Available to lease at a rental equal to £25 per sq ft rising to £35 per sq ft over 5 years or for purchase at £450 per sq ft.  |
| Love Lane<br>Pinner<br>HA5   | 1,775 sq ft<br>165 sq m | Ferrari Dewe & Co<br>020 8427 4288      | Great building in the heart of Pinner. Gross frontage approx. 60ft. Shop built depth 54ft. Suitable for a number of uses. Public parking locally. Available on a new 15 year lease with five yearly rent reviews. Rental £69,500 (£39.15 per sq ft) per annum exclusive.  |
| College Road<br>Harrow<br>HA1                                      | 1,800 sq ft<br>167 sq m | Wex & Co<br>020 7768 0737               | Ground floor serviced office unit, newly refurbished and located in the heart of Harrow town centre. Unfurnished. Office comprises a single open plan space. Lease terms on application. Rental £36,330 (£21 per sq ft) per annum. Service charges are £9,586.50 per annum and include one free parking space. Business rates not included.   |
| Camrose House<br>2a Camrose Avenue<br>Edgware<br>HA8 6EG           | 1,810 sq ft<br>168 sq m | Michael Berman & Co<br>020 8346 5100    | Ground floor of a two storey detached office building currently partitioned to provide a reception area, 6 offices and a store room. Amenities include alarm, suspended ceiling, fluorescent lighting, carpeting, double glazing, electric heating, shared kitchen, entry phone, shared male, female & disabled WCs, parking for 4 vehicles and on-site CCTV. New effective full R & I lease available for a term to be agreed. Rental £48,000 per annum incl. of service charges but excl. of utilities and rates.   |

| <u>Address</u>   | <u>Size</u>                       | <u>Agent</u>   | <u>Description</u>  |
|--|-----------------------------------|--|---|
| Camrose House<br>2a Camrose Avenue<br>Edgware<br>HA8 6EG     | 1,810 sq ft<br>168 sq m           | Goldstein Leigh<br>020 8115 0701                       | Ground floor of a two storey detached office building currently partitioned to provide a reception area, six offices and a storeroom. The office is carpeted throughout, has electric heating, entry phone, alarm, shared WCs and a shared kitchen. Unfurnished. Externally the building comes with four parking spaces. Access is 24/7. Car parking is available at £60 plus VAT per space per month. Rental £48,000 (£26.52 per sq ft) per annum includes service charge which covers the heating, water, security, cleaning of the communal areas etc. IT/Telecoms are the responsibility of each occupier. Available immediately. |
| High Street<br>Wealdstone<br>HA3                             | 1,927 sq ft<br>179 sq m           | LBC Estates<br>020 8033 0934                           | Office space arranged over three floors to let. Property consists of six offices on the ground floor, two offices on the first floor and a space in the loft which is currently used for storage. Unfurnished. Offered for rent for guaranteed period of two years. Rental £30,000 (£15.57 per sq ft) per annum. Available immediately.   |
| Cardinal Way<br>Harrow<br>HA3                                | 1,935 sq ft<br>180 sq m           | Ashton Fox<br>020 8022 6393                            | Self-contained red brick two storey terraced office building with a full loft conversion, providing three good sized floors, with seven rooms. Separate modern fitted kitchen. Three WCs, one has a shower facility. B1 and the new E Class licence (old D1) for medical and health services. Currently set up as a children's nursery, also suitable for medical, laboratory or self-contained office building. Unfurnished. building. Three designated parking spaces to the front. New lease available. Rental £32,000 per annum.  |
| Middlesex House<br>118-134 College Road<br>Harrow<br>HA1 1BQ | 2,115 sq ft<br>197 sq m           | Benjamin Stevens<br>020 8958 1118                      | First floor office. Air-conditioned. Glass and UPVC partitioned offices. Lift access. Parking. Kitchenette. Shopping amenities nearby. Lease terms on application. Rental £28 per sq ft per annum plus VAT. Service charge included. Business rates payable by tenant.  |
| Metroline House<br>118-122 College Road<br>Harrow<br>HA1 1BQ | 2,119 sq ft<br>197 sq m           | Benjamin Stevens<br>020 8958 1118                      | First floor office. Air-conditioned. Glass and UPVC partitioned offices. Lift access. Parking. Kitchenette. Shopping amenities nearby. Lease terms on application. Rental £28 per sq ft per annum plus VAT. Service charge included. Business rates payable by tenant.  |
| 32 & 34 Byron Hill Road<br>Harrow<br>HA2 0HY                 | 2,237 sq ft<br>208 sq m           | David Charles Property<br>Consultants<br>020 8866 0001 | Two-storey office building with two separate entrances. The offices have the benefit of gas fired central heating, a leased line, double glazing and cat 5 cabling. To the front of the building there are two available on-site parking spaces. Price £1,225,000 subject to contract for the freehold interest.  |
| 10 Oxford Road<br>Wealdstone<br>HA3 7RG                      | 2,342 sq ft<br>218 sq m           | VDBM<br>01923 845222                                   | First floor in an attractive self-contained building with WC facilities; male, female and disabled for sale. Four parking spaces. Offers invited in the region of £1,600,000 plus VAT for the freehold with vacant possession. Rental £35,130 (£15 per sq ft) per annum exclusive of all other costs and outgoings.   |
| 10 Oxford Road<br>Wealdstone<br>HA3 7RG                      | 2,342-4,989 sq ft<br>218-463 sq m | VDBM<br>01923 845222                                   | Attractive two storey self-contained building with WC facilities; male, female and disabled for sale. Four parking spaces. Offers invited in the region of £1,600,000 plus VAT for the freehold with vacant possession. Rental £35,130 to £74,835 (£15 per sq ft) per annum exclusive of all other costs and outgoings.   |



| <u>Address</u>  | <u>Size</u>                          | <u>Agent</u>                            | <u>Description</u>  |
|---|--------------------------------------|---|---|
| Unit 3<br>Masters Court<br>Lyon Square<br>Harrow<br>HA1 2BT                           | 2,364 sq ft<br>220 sq m              | Chamberlain Commercial<br>020 8429 6899 | The final remaining unit in the popular new development of Lyon Square. Masters Court consists of six two storey commercial units, five of which have now been sold to medical, office and storage users. Unit 3 is over ground and first floors, in shell and core condition and offers a buyer the opportunity to create something special. The ground floor has lofty ceiling heights and scope to install a feature staircase. The first floor has stunning floor to ceiling windows which look onto attractive landscaped gardens. The high eaves height may also appeal to E-commerce or storage users. Available to buy or rent. Price, lease terms and rental are available on request. |
| Cavendish House<br>369 Burnt Oak Broadway<br>Edgware<br>HA8 5AW                       | 2,405 sq ft<br>224 sq m              | Michael Berman & Co<br>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.  |
| Station Road<br>Harrow<br>HA1   | 2,460 sq ft<br>229 sq m              | Ferrari Dewe & Co<br>020 8427 4288      | A prominent ground floor double shop unit benefiting from Class A1 and A2 usage. Large double glass frontage. Air-conditioning system. Modern studio lighting. Tiled floor. WCs. Rear access. Unfurnished. Available by way of a new full R & I lease for a term to be agreed. Rental £65,000 (£26.42 per sq ft) per annum exclusive of all outgoings for ground the floor double shop accommodation only.  |
| 10 Oxford Road<br>Wealdstone<br>HA3 7RG   | 2,647 sq ft<br>246 sq m              | VDBM<br>01923 845222                    | Ground floor in an attractive self-contained building with WC facilities; male, female and disabled for sale. 4 parking spaces. Offers invited in the region of £1,600,000 plus VAT for the freehold with vacant possession. Rental £39,705 (£15 per sq ft) per annum exclusive. of all other costs and outgoings.  |
| Aspect<br>Park Lane<br>Stanmore<br>HA7  | 2,667 sq ft<br>248 sq m              | Office Freedom<br>020 3944 8203         | Unique HQ office building offering furnished serviced office space arranged over three floors. Meeting rooms. WC. Super high speed internet. 24/7 access. Kitchen. Reception area. Breakout space. Air-conditioned. IT support. Dedicated phone line. Mail forwarding. On-site car parking for seven vehicles. Lease terms and rental on request. (ref: 26455)  |
| Hygeia Building<br>66-68 College Road<br>Harrow<br>HA1 1BE                            | 2,700 sq ft<br>251 sq m              | Bray Fox Smith<br>020 7629 5456         | Part ground floor in a high quality office building arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. Fully fitted. Large windows providing lots of natural light. Newly refurbished. Staffed reception. Demised WC. On-site management. Raised floors. Car parking. Lease terms and rental on request.   |
| Hygeia Building<br>66-68 College Road<br>Harrow<br>HA1 1BE                            | 2,700-13,582 sq ft<br>251-1,262 sq m | Bray Fox Smith<br>020 7629 5456         | Part ground and fifth floor in a high quality office building arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. WC. 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. 24 car parking spaces. Lease terms and rental on request.  |
| 5 Jardine House<br>Harrovia Business Village<br>Bessborough Road<br>Harrow<br>HA1 3EX | 2,684 sq ft<br>266 sq ft             | VDBM<br>01923 845222                    | Attractive self-contained air-conditioned office building on ground, first and second floors. Situated in the popular Harrovia Business Village. 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 £70,000 per annum exclusive.  |

| <u>Address</u>   | <u>Size</u>                          | <u>Agent</u>   | <u>Description</u>   |
|--|--------------------------------------|--|--|
| 38-44 St Anns Road<br>Harrow<br>HA1 1LA                | 2,900 sq ft<br>270 sq m              | Chamberlain Commercial<br>020 8429 6899                | A commercial space in prime location offering 2,900 sq ft of built accommodation together with an external terrace of a further 2,500 sq ft. The property is on the second floor above the new B&Q unit. The unit has its own ground floor entrance with large signage space, which leads to an entrance lobby with a private lift and stairs to the second floor. Currently arranged as offices but has E class planning consent. The property may also lend itself to a restaurant, members club, shisha lounge, gym or a medical centre. New lease is available for a term to be agreed. Alternatively the property can be purchased on a new 999 year lease. Rental and sale price upon application. |
| Monument House<br>215 Marsh Road<br>Pinner<br>HA5 5NE  | 3,000 sq ft<br>279 sq m              | VDBM<br>01923 845222                                   | Ground floor bright office suite to let. Glass partitioned meeting room. Prestigious entrance passenger lift. Suspended ceilings. Comfort cooling air-conditioning. 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.   |
| Hill House<br>67-71 Lowlands Road<br>Harrow<br>HA1 3AW | 3,070-9,682 sq ft<br>285-900 sq m    | Chamberlain Commercial<br>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. Rental £105,000 to £340,000 per annum.   |
| Hill House<br>67-71 Lowlands Road<br>Harrow<br>HA1 3AW | 3,185-10,017 sq ft<br>296-931 sq m   | Robert Irving Burns<br>020 8128 0467                   | Newly refurbished high quality office HQ suitable for business Class E (offices, medical, leisure etc.). Prominent building offers unrivalled amenities in a prime location. Enhanced and rebranded adding a selection of amenities. Zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Full access flexible raised floor system. Excellent natural light. High quality carpeting. Parking for up to 14 cars in a secure ground floor car park (additional parking is possible in a private access road). New effective full R & I lease(s) available for a term to be agreed. Rental from £95,190 (£29.89 per sq ft) per annum.                             |
| Hill House<br>67-71 Lowlands Road<br>Harrow<br>HA1 3EQ | 3,200-10,017 sq ft<br>297-1,389 sq m | Ferrari Dewe & Co<br>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. Unfurnished. 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 upon application.   |
| 1-9 The Bridge<br>Wealdstone<br>HA3 5AB                | 3,216 sq ft<br>299 sq m              | David Charles Property<br>Consultants<br>020 8866 0001 | Three storey building with ground floor retail and first floor offices currently occupied. The second floor comprising of a number of small refurbished office suites is vacant. Suitable for conversion subject to planning permission. Freehold interest of the building is available subject to existing tenancies Offers in excess of £1,200,000 subject to contract.  |

| <u>Address</u>  | <u>Size</u>                          | <u>Agent</u>   | <u>Description</u>  |
|---|--------------------------------------|--|---|
| Hygeia Building<br>66-68 College Road<br>Harrow<br>HA1 1BE              | 3,369 sq ft<br>313 sq m              | Bray Fox Smith<br>020 7629 5456  | Part fifth floor in a high quality office building arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. Can be combined with remainder of floor. Fully fitted. Large windows providing lots of natural light. Demised WC. Newly refurbished. Staffed reception. On-site management. Raised floors. Car parking spaces. Lease terms and rental on request.  |
| Hygeia Building<br>66-68 College Road<br>Harrow<br>HA1 1BE              | 3,369-10,882 sq ft<br>313-1,011 sq m | Bray Fox Smith<br>020 7629 5456  | 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. Demised WC. Newly refurbished. Staffed reception. On-site management. Raised floors. 24 car parking spaces. Lease terms and rental on request.   |
| Unit 1<br>Churchill Court<br>58 Station Road<br>North Harrow<br>HA2 7SA | 3,825 sq ft<br>355 sq m              | David Charles Property<br>Consultants<br>020 8866 0001                   | Office premises situated within a modern, purpose-built office development. The building is an end of terrace brick property at the front of the scheme on ground, first and second floors. Central heating. Suspended ceilings. CCTV. Kitchen facilities. Double glazing. Automatic passenger lift. Carpeted. Entry phone system. Eight parking spaces. Available by way of a new lease for a term to be agreed. Rental £84,150 per annum exclusive.   |
| OneSixSix<br>166 College Road<br>Harrow<br>HA1 1BH                      | 4,144 sq ft<br>385 sq m              | Avison Young<br>020 7493 2180<br>Chamberlain Commercial<br>020 8429 6899 | 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 exclusive.  |
| OneSixSix<br>College Road<br>Harrow<br>HA1 1BH                          | 4,144 sq ft<br>385 sq m              | Chamberlain Commercial<br>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. Available by way of a new lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft. |
| OneSixSix<br>College Road<br>Harrow<br>HA1 1BH                          | 4,144-8,392 sq ft<br>385-780 sq m    | Chamberlain Commercial<br>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 internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.   |
| OneSixSix<br>166 College Road<br>Harrow<br>HA1 1BH                      | 4,144-8,392 sq ft<br>385-780 sq m    | Avison Young<br>020 7493 2180<br>Chamberlain Commercial<br>020 8429 6899 | 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. 2x10 passenger lifts. LED lighting on PIR motion sensors. 9 car parking spaces per suite. Communal bicycle parking. WCs. Shower facilities. New flexible leases direct from the landlord, term to be agreed. Rental £29.50 per sq ft per annum exclusive.  |

| <u>Address</u>  | <u>Size</u>             | <u>Agent</u>   | <u>Description</u>   |
|---|-------------------------|--|--|
| OneSixSix<br>166 College Road<br>Harrow<br>HA1 1BH                                    | 4,248 sq ft<br>395 sq m | Avison Young<br>020 7493 2180<br>Chamberlain Commercial<br>020 8429 6899 | 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 exclusive.   |
| OneSixSix<br>College Road<br>Harrow<br>HA1 1BH  | 4,248 sq ft<br>395 sq m | Chamberlain Commercial<br>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. Available by way of a new lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.   |
| 6 Warner House<br>Harrovian Business Village<br>Bessborough Road<br>Harrow<br>HA1 3EX | 4,503 sq ft<br>419 sq m | VDBM<br>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<br>Wealdstone<br>HA3 7RG   | 4,989 sq ft<br>463 sq m | VDBM<br>01923 845222   | Attractive self-contained building with WC facilities; male, female and disabled for sale. Four parking spaces. Offers invited in the region of £1,600,000 plus VAT for the freehold with vacant possession. Rental £74,835 (£15 per sq ft) per annum excl. of all other costs and outgoings.  |
| Unit 5<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)     | 6,269 sq ft<br>583 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.   |
| Hygeia Building<br>66-68 College Road<br>Harrow<br>HA1 1BE                            | 7,220 sq ft<br>671 sq m | Chamberlain Commercial<br>020 8429 6899                                  | Second floor offices (part) in what is considered to be one of Harrow's best office buildings which features an impressive full height central glass atrium reception. The suite will be fully refurbished and has excellent natural light with windows to the front of the building and to the central glass atrium. The ground floor reception has been newly refurbished and has a break out space and security doors leading to the glass elevators. Break out work bench in reception. 4 x 13 person passenger lifts. 24 hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Fully air-conditioned. Suspended ceilings and LED lighting. Fully accessible raised floors. 17 car parking spaces. Lease terms available on request. Rental £234,650 per annum. (ref: /1) |

| <u>Address</u>  | <u>Size</u>             | <u>Agent</u>   | <u>Description</u>   |
|---|-------------------------|--|--|
| Hygeia Building<br>66-68 College Road<br>Harrow<br>HA1 1BE                        | 7,220 sq ft<br>671 sq m | VDBM<br>01923 845222   | Second floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Newly refurbished welcome and reception area. Break out work bench in reception. Full height central atrium. 4 x 13 person passenger lifts. 24 hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Fully air-conditioned. Suspended Ceilings and LED lighting. Fully accessible raised floors. Excellent parking ratio (1 parking space: 419 sq ft). Lease terms and rental on application.  |
| Hygeia Building<br>66-68 College Road<br>Harrow<br>HA1 1BE                        | 7,513 sq ft<br>698 sq m | Bray Fox Smith<br>020 7629 5456  | Part fifth floor in a high quality office building arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. Can be combined with remainder of floor. Fully fitted. Large windows providing lots of natural light. Demised WC. Newly refurbished. Staffed reception. On-site management. Raised floors. Car parking spaces. Lease terms and rental on request.   |
| Unit 6<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 7,631 sq ft<br>709 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft. |
| Unit 4<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 7,854 sq ft<br>730 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft. |
| Havelock Hub<br>14 Havelock Place<br>Harrow<br>HA1 1LJ                            | 8,217 sq ft<br>764 sq m | Chamberlain Commercial<br>020 8429 6899                                | Havelock Hub is a newly created business centre, completed in 2021, following a comprehensive re-fit of a former gym. The property now provides 32 office suites, together with a large break-out/coffee shop area, meeting rooms, kitchens, showers, bike garage and WCs on every floor. Each office has air-conditioning and is fully furnished, IT cabled and CCTV linked throughout. The offices are just beginning to be occupied, with 16 out of 32 now let. Freehold with income for sale, price £2,950,000.  |

| <u>Address</u>   | <u>Size</u>             | <u>Agent</u>   | <u>Description</u>  |
|--|-------------------------|--|---|
| Unit 8<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)  | 8,901 sq ft<br>827 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.  |
| Unit 2<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)  | 9,029 sq ft<br>839 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Seven car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft. |
| Unit 7<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)  | 9,116 sq ft<br>847 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Eight car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft. |
| Unit 9<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)  | 9,244 sq ft<br>859 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.  |
| Unit 10<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 9,302 sq ft<br>864 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. 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>Offices</u>   | <u>1,000 - 1,999 sq m</u>    |  |  |
| Unit 3<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)  | 13,382 sq ft<br>1,244 sq m   | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft. |
| Garden House<br>St Johns Road<br>Harrow<br>HA1 2EE                                 | 14,649 sq ft<br>1,361 sq m   | Chamberlain Commercial<br>020 8429 6899                                | A prime development opportunity in Harrow town centre is available for sale. The site has planning for a 140 bedroom hotel over lower ground and 12 upper floors which will provide a building of 55,090 sq ft GIA. Floor plans are available upon request. Class E Use (Formerly B1). The existing site comprises of a 1980's five storey office building totalling 14,649 sq ft (1,361 sq m) plus a gated car park with 20 spaces, automated passenger lifts and a large roof terrace. The property is for sale freehold, on an unconditional basis with full vacant possession. Price £6,250,000.   |
| Unit 11<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 16,646 sq ft<br>1,547 sq m   | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft. |
| Unit 1<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)  | 17,891 sq ft<br>1,663 sq m   | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 18 car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.  |
| <u>Offices</u>   | <u>2,000 sq m or greater</u> |  |  |
| Former Kodak Office Building<br>Headstone Drive<br>Harrow<br>HA1 4TY               | 36,951 sq ft<br>3,434 sq m   | Robert Irving Burns<br>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). Currently in a shell and core condition. Suitable for a variety of uses (Class E). Available with full vacant possession. Long leasehold interest from June 2018 (997 years unexpired). Option to purchase freehold. Available to rent for a lease term to be agreed. Price and rental on application.   |

**Affordable Workspace**

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

**Further Information**

For details of additional office premises please visit:

[www.movehut.co.uk](http://www.movehut.co.uk)

[www.theofficeproviders.com/flexible-workspace-providers-harrow](http://www.theofficeproviders.com/flexible-workspace-providers-harrow)

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

[www.offices.org.uk](http://www.offices.org.uk)



| <u>Address</u>   | <u>Size</u>                     | <u>Agent</u>                             | <u>Description</u>  |
|--|---------------------------------|--|---|
| <b><u>Industrial / Warehousing</u></b>                                       | <b><u>0 - 99 sq m</u></b>       |  |   |
| Big Yellow Harrow<br>1 Eastman Road<br>Harrow<br>HA2 6QQ                     | 125-500 sq ft<br>12-46 sq m     | Big Yellow Self Storage<br>01276 980797  | Warehouse to let. Extended hours access. Vehicle pod point. Forklift service. No business rates to pay. Store from as little as seven days. Large, free car parking. Individually alarmed rooms with pin code access. 24 hour externally monitored CCTV. Open seven days a week during trading hours. Someone to accept your deliveries. Various room sizes available starting from 125 sq ft to 500 sq ft. Prices vary depending on size and availability. Prices start from £82.25 per week excl. VAT.  |
| r/o 40 Rusland Park Road<br>Harrow<br>HA1 1UT                                | 250-750 sq ft<br>23-70 sq m     | Chamberlain Commercial<br>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. Would suit a builder, storage of off-road vehicles, online retailer or an office based company needing file storage. For sale freehold. Price £125,000 subject to contract and vacant possession.   |
| Whitefriars Studios<br>Whitefriars Avenue<br>Wealdstone<br>Harrow<br>HA3 5RN | 293-5,360 sq ft<br>27-498 sq m  | Chamberlain Commercial<br>020 8429 6899  | An opportunity to buy or rent commercial studio space in a building dedicated to creative industries. Whitefriars Studios offers 14 ground floor units in a shared building with communal kitchen, WCs and gallery space. Each studio has excellent natural light, lofty ceiling heights and full air-conditioning. development, on the former factory site of Winsor & Newton Arts. The 14 studios are all located on the ground floor and are ideally suited to creative industry occupiers such as architects, designers, artists and artisan manufacturers. The units are also ideal for some E-commerce businesses. Some units have independent entrances whilst others are accessed through the communal gallery space. All units have access to the shared washrooms, kitchen, and a break-out area. The studios offer imaginative workspace with concrete floors, exposed air-conditioning and overhead cable trays. For sale on a virtual freehold basis (999 year lease) from £159,950 to £3,000,000. Alternatively each studio is available to rent on annual licence basis. |
| Debenhams Building<br>Greenhill Way<br>Harrow<br>HA1 1LE                     | 400-2,500 sq ft<br>37-232 sq m  | Chamberlain Commercial<br>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 (plus VAT) inclusive of all bills and high speed internet connection.  |
| Phoenix Business Centre<br>Rossllyn Crescent<br>Harrow<br>HA1 2SP            | 450-10,000 sq ft<br>42-929 sq m | Phoenix Business Centre<br>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>Address</u>  | <u>Size</u>                       | <u>Agent</u>   | <u>Description</u>   |
|---|-----------------------------------|--|--|
| <b><u>Industrial / Warehousing</u></b>  | <b><u>100 - 499 sq m</u></b>      |  |  |
| Unit C2<br>Phoenix Industrial Estate<br>Rosslyn Crescent<br>Harrow<br>HA1 2SP | 1,200 sq ft<br>112 sq m           | Ashton Fox<br>020 8022 6393                            | Ground floor warehouse unit in a secure gated estate. WC and kitchenette. Unfurnished. Ideally suitable for storage. Businesses not allowed: gyms/personal training, car repairs and joinery. Two parking spaces. Clear access, close to front of estate. Available immediately. Lease terms are available on application. Rental £16,000 per annum.   |
| Hawthorn Industrial Estate<br>Elmgrove Road<br>HA1 2RF                        | 1,256-2,512 sq ft<br>117-233 sq m | Dutch & Dutch<br>020 7794 7788                         | Two industrial units available of 1,256 sq ft each. Available on a new six year lease with a rent review and tenants break at three years. Rental £30,000 per annum exclusive.   |
| Unit 6<br>Archdale Business Centre<br>Brember Road<br>South Harrow<br>HA2 8DJ | 2,031 sq ft<br>189 sq m           | Chamberlain Commercial<br>020 8429 6899                | Industrial/warehouse unit with an eaves height of 17ft and external parking for four cars. Includes an initial loading area with a manual roller shutter door, WC and wash area. A central kitchen area has been built within the unit which is fully tiled and has gas and 3-phase electrical distribution, overhead extraction and stainless steel worktops and units. The kitchen leads through to a food storage area with walk in chiller and office. To the rear of the unit is a further storage space with full 17ft height. There is also storage space above the kitchen and food prep area of approx. 1,000 sq ft. The unit can be taken with the benefit of the current fit-out or it can be stripped out and used for alternative storage or industrial use. New lease available with terms on application. Rental £35,000 per annum. |
| Unit 6<br>Lexus House<br>Rosslyn Crescent<br>Harrow<br>HA1 2RZ                | 2,393 sq ft<br>222 sq m           | David Charles Property<br>Consultants<br>020 8866 0001 | Open plan warehouse on ground floor with WC and kitchen facilities. 5m (16 ft) full height roller shutter to the front with access to the unit suitable for articulated vehicles. Ground floor reception and first floor office. Separate main entrance door. Concrete floor. 3-phase power. Estate parking. New lease available for a term by arrangement. Rental £55,044 per annum.  |
| Unit 6<br>Lexus Trading Estate<br>Rosslyn Crescent<br>Harrow<br>HA1 2RZ       | 2,393 sq ft<br>222 sq m           | Telsar<br>020 3333 2222                                | Open plan warehouse located within a secure gated estate. To be refurbished. Access is provided via a full height loading shutter 3.6 x 3.9m and separate main entrance door. Floor to ceiling height 4.8m. Concrete floor. 3-phase power. WC. Lighting. Estate parking. Versatile space ideal for various usages with flexible terms and competitive rents. New full R & I lease available for a term of years to be negotiated. Rental £55,044 per annum.  |
| Unit 8<br>Barratt Way Industrial<br>Estate Tudor Road<br>Harrow<br>HA3 5TJ    | 2,437 sq ft<br>226 sq m           | David Charles Property<br>Consultants<br>020 8866 0001 | Mid terraced light industrial/warehouse and office unit of steel frame construction with brick and profile steel clad elevations. Parking and full height loading doors are located at the front of the premises. Roller shutter. Kitchen facilities. WC. Suitable for mezzanine. Eaves height is approximately 16'ft 4" (5m). Available by way of a new full R & I lease for a term by arrangement. Rental £32,500 per annum excl.  |
| Unit 5<br>Lexus House<br>Rosslyn Crescent<br>Harrow<br>HA1 2RZ                | 2,725 sq ft<br>253 sq m           | David Charles Property<br>Consultants<br>020 8866 0001 | Open plan warehouse on ground floor with WC and kitchen facilities. 5m (16 ft) full height roller shutter to the front with access to the unit suitable for articulated vehicles. Ground floor reception and first floor office. Separate main entrance door. Concrete floor. 3-phase power. Estate parking. Available by way of a new lease for a term by arrangement. Rental £62,676 per annum.  |

| <u>Address</u>   | <u>Size</u>             | <u>Agent</u>  | <u>Description</u>  |
|--|-------------------------|---|---|
| Unit 1b<br>Chantry Place<br>Harrow<br>HA3 6NY                                | 2,930 sq ft<br>272 sq m | David Charles Property<br>Consultants<br>020 8866 0001      | Modern light industrial unit situated within a self-contained estate. Recently constructed to a high specification. Unit has the benefit of a 25ft electric roller shutter, 3-phase power supply, concrete mezzanine and four parking spaces. Available by way of a new lease for a term by arrangement. Rental £53,000 per annum exclusive.  |
| Unit 12<br>Waverley Industrial Estate<br>Hailsham Drive<br>Harrow<br>HA1 4TR | 3,383 sq ft<br>314 sq m | Brasier Freeth<br>01923 205524                              | Mid-terraced trade counter warehouse unit within an established industrial estate. Good eaves height of 5.58m with an electric level loading roller shutter access door. Trade area on the ground floor and first floor offices. WC. Kitchen facilities. 12 parking spaces. Available by way of an assignment or sublease to Sept. 2024. Property may be available on a new lease direct via the landlord by negotiation. Rental £44,280 per annum exclusive.   |
| Rosslyn Crescent<br>Harrow<br>HA1  | 3,394 sq ft<br>315 sq m | NW London Commercial<br>020 8115 2071                       | Light industrial to let. Access is provided via a full height loading shutter and separate main entrance door. Office space and WC within the unit. Unfurnished. Unit will be refurbished before occupation. Versatile space ideal for various usages with flexible terms and competitive rents. Lease terms on application. Rental £62,400 (£18.38 per sq ft) per annum.   |
| Unit 1c<br>Chantry Place<br>Harrow<br>HA3 6NY                                | 3,419 sq ft<br>318 sq m | David Charles Property<br>Consultants<br>020 8866 0001      | Modern light industrial unit situated within a self-contained estate. Recently constructed to a high specification. Unit has the benefit of a 25ft electric roller shutter, 3-phase power supply, concrete mezzanine and four parking spaces. Available by way of a new lease for a term by arrangement. Rental £63,000 per annum exclusive.  |
| Unit 11<br>Waverley Industrial Estate<br>Hailsham Drive<br>Harrow<br>HA1 4TR | 3,649 sq ft<br>339 sq m | Stimpsons<br>020 8905 9292<br>Knight Frank<br>020 7629 8171 | Modern light industrial/warehouse/trade unit. Steel portal frame construction. End of terrace. Under refurbishment. First floor fully fitted office accommodation. Ground floor undercroft for future flexible fit out. Excellent vehicular access. Loading apron to the rear. Electric up and over level loading door. 5.55m clear height rising to 7m at the apex. Warehouse lighting. 8 car parking spaces. Available on a new full R & I lease on terms to be agreed. Rental subject to VAT on application. |
| Unit D<br>Healthaid House<br>Marlborough Hill<br>Harrow<br>HA1 1UD           | 3,760 sq ft<br>349 sq m | David Charles Property<br>Consultants<br>020 8866 0001      | Terrace of modern light industrial/warehouse premises of steel frame construction with a brick and clad elevations. The units have the benefit of 33ft eaves height, electric roller shutter loading doors, double glazing, gas fired central heating, fitted offices heating, kitchen and WC facilities. Available by way of a new full R & I lease for a term to be agreed. Rental £9.75 per sq ft per annum exclusive.   |
| Unit C<br>Healthaid House<br>Marlborough Hill<br>Harrow<br>HA1 1UD           | 4,115 sq ft<br>382 sq m | David Charles Property<br>Consultants<br>020 8866 0001      | Terrace of modern light industrial/warehouse premises of steel frame construction with a brick and clad elevations. The units have the benefit of 33ft eaves height, electric roller shutter loading doors, double glazing, gas fired central heating, fitted offices heating, kitchen and WC facilities. Available by way of a new full R & I lease for a term to be agreed. Rental £9.75 per sq ft per annum exclusive.   |

| <u>Address</u>  | <u>Size</u>                  | <u>Agent</u>   | <u>Description</u>   |
|---|------------------------------|--|--|
| Unit 4<br>Barratt Way Industrial<br>Estate Tudor Road<br>Harrow<br>HA3 5TJ        | 4,468 sq ft<br>415 sq m      | David Charles Property<br>Consultants<br>020 8866 0001                 | The premises comprise a recently refurbished mid terrace, light industrial/warehouse and office unit of steel frame construction. The unit has the benefit of parking and full height loading doors which are located at the front of the premises. Roller shutter. The eaves height is approximately 16'ft 4" (5m). There is also a hard surfaced rear yard of 810 sq ft. WC. Self-contained office. Suitable for a mezzanine. Kitchen facilities. Hard surfaced yard to the rear of the unit. The unit has recently been refurbished throughout. Available by way of a new full R & I lease for a term to be agreed. Rental £52,650 per annum exclusive.   |
| Unit B<br>Healthaid House<br>Marlborough Hill<br>Harrow<br>HA1 1UD                | 4,470 sq ft<br>415 sq m      | David Charles Property<br>Consultants<br>020 8866 0001                 | Terrace of modern light industrial/warehouse premises of steel frame construction with a brick and clad elevations. The units have the benefit of 33ft eaves height, electric roller shutter loading doors, double glazing, gas fired central heating, fitted offices heating, kitchen and WC facilities. Available by way of a new full R & I lease for a term to be agreed. Rental £9.75 per sq ft per annum exclusive.  |
| Unit 2<br>Hawthorn Centre<br>Elmgrove Road<br>Harrow<br>HA1 2RF                   | 5,063 sq ft<br>471 sq m      | Dutch & Dutch<br>020 7794 7788   | Self-contained semi-detached warehouse/industrial premises built in the early 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. Fluorescent lighting in the offices and sodium lighting in the warehouse. Six allocated car parking spaces. Available on a full R & I lease for a term of 10 years. Rental £70,000 (£14 per sq ft) per annum. |
| <b><u>Industrial / Warehousing</u></b>  | <b><u>500 - 999 sq m</u></b> |  |  |
| 38-44 St Anns Road<br>Harrow<br>HA1 1LA   | 5,517 sq ft<br>513 sq m      | Chamberlain Commercial<br>020 8429 6899                                | A rare opportunity the lease storage space in Harrow town centre. This first floor space can be temporarily rented on a short-term basis. This area can be rented as a whole or split up into smaller units. There is a goods lift to the first floor, together with a small storage yard, external loading bay parking spaces and courier/delivery bike area. The space is ideal for E-commerce businesses. Lease terms available on application. Rental £22 per sq ft.   |
| Unit 5<br>The Crystal Centre<br>Elmgrove Road<br>Harrow<br>HA1 2HP                | 5,976 sq ft<br>555 sq m      | Colliers<br>01895 813344<br>PWP<br>020 89481915                        | Modern end of terrace warehouse unit of steel portal frame construction with ground and first floor offices. Fully refurbished including a new roof. 4.9m eaves. Electric roller shutter door. 3-phase power. LED lighting. WCs at ground and first floor. Kitchenette point. Car parking. New full R & I lease available for a term to be agreed. Rental upon application.  |
| Unit 5<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 6,269 sq ft<br>583 sq m      | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. 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 1b & 1c<br>Chantry Place<br>Harrow<br>HA3 6NY                                | 6,349 sq ft<br>590 sq m | David Charles Property<br>Consultants<br>020 8866 0001                 | Two modern light industrial units situated within a self-contained estate. Recently built to a high specification. Each unit has the benefit of a 25ft electric roller shutter, 3-phase power supply, concrete mezzanine and four parking spaces. Available by way of a new lease for a term by arrangement. Rental £116,000 per annum exclusive.  |
| Unit 3<br>The Crystal Centre<br>Elmgrove Road<br>Harrow<br>HA1 2HP                | 6,521 sq ft<br>606 sq m | Colliers<br>01895 813344<br>PWP<br>020 89481915                        | Modern detached warehouse unit of steel portal frame construction with ground and first floor offices. Fully refurbished including a new roof. 4.9m eaves. Electric roller shutter door. 3-phase power. LED lighting. WC and shower facilities. Kitchenette point. Car parking. New full R & I lease available for a term to be agreed. Rental upon application.   |
| 24 Dalston Gardens<br>Stanmore<br>HA7 1BU   | 6,758 sq ft<br>628 sq m | Dutch & Dutch<br>020 7794 7788   | Self-contained end of terrace brick built warehouse/office building. Side and rear loading access points. Ground floor currently divided into reception area with open plan front office leading onto rear warehouse. Front warehouse area has a mezzanine floor plus kitchen and WC/washroom. Gas centrally heated offices on first floor which are, mainly open plan with two portioned offices. There are two WC/washrooms on staircase landing. Lease terms available on application. Rental £101,500 (£15 per sq ft) per annum.   |
| Unit 1<br>Barratt Way Industrial<br>Estate Tudor Road<br>Harrow<br>HA3 5TJ        | 7,029 sq ft<br>653 sq m | David Charles Property<br>Consultants<br>020 8866 0001                 | Corner light industrial/warehouse unit located at the front of the estate. The unit is of steel frame construction and has the benefit of parking and full height loading doors which are located at the front of the premises. The eaves height is approximately 16'ft 4" (5m). The unit is currently configured to provide 3,039 sq ft of office space to the front of the unit whilst the warehouse space is located to the rear of the unit and totals 3,854 sq ft. Roller shutter. WC. Kitchen facilities. Mezzanine floor. Unit is due to be refurbished throughout. Available by way of a new full R & I lease for a term to be agreed. Rental £92,500 per annum exclusive. |
| Unit 7<br>Waverley Industrial Estate<br>Hailsham Drive<br>Harrow<br>HA1 4TR       | 7,400 sq ft<br>688 sq m | Knight Frank<br>020 7629 8171  | End of terrace property comprising a modern light industrial/warehouse/trade unit of steel portal frame construction with ground floor undercroft for future flexible fit out and first floor fully fitted office accommodation. To the rear a loading apron served by an electric up and over level loading door. First floor fitted office. Excellent vehicular access. Warehouse lighting. Flexible undercroft. Close to town centre. 11 car parking spaces. 5.55m clear height. 3-phase power. 8 parking spaces. Lease terms and rental on application. (Ref: LIC012311313). Currently under offer.  |
| Unit 6<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 7,631 sq ft<br>709 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. 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<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 7,854 sq ft<br>730 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.  |
| Mansard House<br>Brember Road<br>South Harrow<br>HA2 8AX                          | 8,422 sq ft<br>783 sq m | Knight Frank<br>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. 3 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 request. Property Ref: CPD256271. Under offer.   |
| Unit 10<br>Waverley Industrial Estate<br>Hailsham Drive<br>Harrow<br>HA1 4TR      | 8,880 sq ft<br>825 sq m | Stimpsons<br>020 8905 9292<br>Knight Frank<br>020 7629 8171            | Modern light industrial/warehouse unit. Steel portal frame construction. Unit will be refurbished. Ground floor undercroft for future flexible fit out. First floor fully fitted office accommodation. Excellent vehicular access with 18m deep loading apron. 5.55m clear height rising to 7m at the apex. Warehouse lighting. 11 car parking spaces. Available on a new full R & I lease on terms to be agreed. Rental subject to VAT on application.   |
| Unit 8<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 8,901 sq ft<br>827 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.  |
| Unit 2<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 9,029 sq ft<br>839 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Seven car parking spaces. 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 7<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)  | 9,116 sq ft<br>847 sq m               | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Eight car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.   |
| Unit 9<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)  | 9,244 sq ft<br>859 sq m               | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.  |
| Unit 10<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 9,302 sq ft<br>864 sq m               | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.  |
| Former Sorting Office<br>Elmgrove Road<br>Harrow<br>HA1 2ED                        | 10,000-15,492 sq ft<br>929-1,440 sq m | Forest Real Estate<br>020 8022 7980                                    | Two storey detached warehouse formally used as the Royal Mail sorting office. Warehouse element is open plan and can be accessed from two enclosed yards with a rear loading door. Additional benefits include solid concrete flooring and bright artificial lighting. The first floor office has been divided into several smaller offices all with good natural light. Other benefits include gas central heating and suspended ceiling tiles. Landlord will consider splitting the warehouse to create smaller units from 10,000 sq ft. Numerous parking spaces. Close to Harrow town centre. Available now. Lease terms are available on application. Rental £193,650 (£12.50 per sq ft) per annum. |
| <b><u>Industrial / Warehousing</u></b>   | <b><u>1,000 - 4,999 sq m</u></b>      |  |   |
| Units B,C,D<br>Healthaid House<br>Marlborough Hill<br>Harrow<br>HA1 1UD            | 12,345 sq ft<br>1,147 sq m            | David Charles Property<br>Consultants<br>020 8866 0001                 | Terrace of modern light industrial/warehouse premises of steel frame construction with a brick and clad elevations. The units have the benefit of 33ft eaves height, electric roller shutter loading doors, double glazing, gas fired central heating, fitted offices heating, kitchen and WC facilities. Available by way of new full R & I leases for a term to be agreed. Rental £9.75 per sq ft per annum exclusive.  |

| <u>Address</u>   | <u>Size</u>                | <u>Agent</u>   | <u>Description</u>   |
|--|----------------------------|--|--|
| Unit 3<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)  | 13,382 sq ft<br>1,244 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.   |
| Unit 2<br>Waverley Industrial Estate<br>Hailsham Drive<br>Harrow<br>HA1 4TR        | 15,970 sq ft<br>1,484 sq m | David Charles Property<br>Consultants<br>020 8866 0001                 | Detached light industrial unit of steel frame with brick and profile sheet elevations. Externally there are ample areas of loading and circulation with 32 parking spaces. The premises are currently fitted to suit clients purposes including a double height reception and a mix of well appointed offices and conference rooms. The warehouse has an eaves height of 18ft with double loading doors although this area is currently fitted as offices. The premises are held by way of a lease for a term of five years from Sept. 2014. This lease is available by way of an assignment at the passing rent or subject to agreement a new lease directly from the landlords. Current rental £139,100 per annum exclusive. |
| Unit 11<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 16,646 sq ft<br>1,547 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.   |
| Unit 1<br>Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site)  | 17,891 sq ft<br>1,663 sq m | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 18 car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft.  |
| Harrow Troy Industrial<br>Estate<br>Elmgrove Road<br>Harrow<br>HA1 2ED             | 23,012 sq ft<br>2,139 sq m | Knight Frank<br>020 7629 8171  | Former Royal Mail sorting office, comprises of a two storey dual frontage warehouse unit. The ground floor consists of a steel truss open plan warehouse area with 3.7 m clear height and undercroft space. The first floor provides generous office accommodation with facilities in place for installation of a kitchen/canteen area. LED lighting. The property has two secure gated yards. Car parking spaces. Lease terms and rental on application. (Property Ref: LIC012263834).  |



**Affordable Workspace**

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

**Further Information**

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

| <u>Address</u>  | <u>Size</u>                             | <u>Agent</u>   | <u>Description</u>  |
|---|---|--|---|
| <b><u>Re-Development Sites</u></b>                                      |   |  |   |
| 59 Palmerston Road<br>Wealdstone<br>Harrow<br>HA3 7RR                   | 4,433 sq ft<br>412 sq m                 | David Charles Property<br>Consultants<br>020 8866 0001                 | An opportunity to acquire a 32 apartment consented scheme across a part eight and nine storey building with commercial space. Site comprises of 0.17 acres currently made up of a light industrial warehouse building of 4,433 sq ft. The scheme consented will provide a landmark building and provide commercial space (use class B2) and (use class E) over ground, first and second floors with serviced apartments (use class C1) on the upper floors. Offers sought in excess of £4,000,000 for the freehold interest in the site.  |
| Eastman Edge<br>Harrow View<br>Harrow<br>HA1 4TY<br>(Former Kodak site) | 6,269-115,265 sq ft<br>583-10,712 sq m  | Colliers<br>020 7344 6730<br>Jones Lang LaSalle (JLL)<br>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 <sup>2</sup> 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. 99 car parking spaces. Units are available by way of new full R & I leases. Guide rental £19.95 per sq ft. |
| Garden House<br>St Johns Road<br>Harrow<br>HA1 2EE                      | 14,649-55,090 sq ft<br>1,361-5,120 sq m | Chamberlain Commercial<br>020 8429 6899                                | A prime development opportunity in Harrow town centre is available for sale. The site has planning for a 140 bedroom hotel over lower ground and 12 upper floors which will provide a building of 55,090 sq ft GIA. Floor plans are available upon request. Class E Use (Formerly B1). The existing site comprises of a 1980's five storey office building totalling 14,649 sq ft (1,361 sq m) plus a gated car park with 20 spaces, automated passenger lifts and a large roof terrace. The property is for sale freehold, on an unconditional basis with full vacant possession. Price £6,250,000.  |
| 83-88<br>High Street<br>Wealdstone<br>HA3 5DL                           | 21,163 sq ft<br>1,966 sq m              | David Charles Property<br>Consultants<br>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.   |

| <u>Address</u>   | <u>Size</u>                        | <u>Agent</u>   | <u>Description</u>   |
|--|------------------------------------|--|--|
| <u>Other</u>   |                                    |  |  |
| Land r/o South Close<br>Rayners Lane<br>HA5 5AE                              | n/k                                | VDBM<br>01923 845222                                   | Triangular shaped yard which fronts on to a service road. Secure gated parcel of land equivalent 0.07 acres with development potential. Price £110,000/£120,000 for the freehold interest (No VAT).  |
| Charlton Medical Centre<br>Charlton Road<br>Harrow<br>HA3 9HT                | n/k                                | Hunter & Hunter<br>020 8022 4423                       | Commercial property currently being used as a surgery, ideal for a clinic environment. Bright, clean and very welcoming. The property boasts a large waiting area, a reception, three clinical rooms, two offices, a kitchen area which can be used as another clinical room, WCs, disabled WC, and 4/5 parking spaces. Lease terms on application. Rental £30,000 per annum (£2,500 per calendar month).  |
| 1 Imperial Drive<br>North Harrow<br>HA2 7BP                                  | 530 sq ft<br>49 sq m               | David Charles Property<br>Consultants<br>020 8866 0001 | Property previously occupied by a children's nursery and prior to that a dental surgery. Internally there are two activity rooms, two toilets and a fitted kitchen. Externally there is a garden of approx. 600 sq ft with a storage unit and a garage to the rear. Available by way of a new lease for a term by arrangement. Rental £18,000 per annum. Under offer.  |
| 291 Northolt Road<br>South Harrow Council<br>HA2 8HX                         | 768 sq ft<br>71 sq m               | VDBM<br>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. Available on a new full R & I lease for a term to be agreed. Rental £33,000 per annum excl.   |
| Pinner West End Lawn<br>Tennis Club<br>Cuckoo Hill Road<br>Pinner<br>HA5 1AY | 1,027 sq ft<br>95 sq m             | David Charles Property<br>Consultants<br>020 8866 0001 | Former nursery hall which has been used as a nursery for a number of years. The premises comprise of an open plan hall with the benefit of its own external area, shared kitchen and toilet facilities. The property may be suitable for a number of uses subject to a change of use. Prospective tenants are advised to make their own enquiries with the local planning authority. New lease available for a term to be agreed. Rental £22,500 per annum inclusive.  |
| 1 Lankers Drive<br>Harrow<br>HA2 7PA   | 1,853 sq ft<br>172 sq m            | VDBM<br>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 WC facilities on all three 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. |
| TownSpace<br>Greenhill Way<br>St Anns Road<br>Harrow<br>HA1 1LA              | 2,632-5,264 sq ft<br>245-489 sq ft | Chamberlain Commercial<br>020 8429 6899                | A recently formed commercial space which could suit last mile delivery, dark kitchen, storage, gym, community use or leisure. TownSpace has a ground floor loading bay with both a goods lift and separate passenger lift to the first floor space. This can be subdivided into smaller units if required. Available to lease on competitive terms and by way of flexible agreement. Rental £52,640 to £105,000 per annum. Alternatively the property can be bought on a 999 year head lease. Price on application.  |