

Available Business Premises

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

March 2024

Inclusive Economy, Place Directorate

Offices & Industrial/Warehousing Premises Available in Harrow

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

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

Industrial/Warehousing There are purpose-built units in a number of locations available. Some land has been designated for industrial development in the Harrow Local Plan which replaces the Harrow Unitary Development Plan, further details can be obtained by contacting this office. Rents for prime property range from £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 where you can search for premises which may not be listed in this document.

Harrow Council

Population	Business Rate Multiplier (2023/24)
261,200 (June 2022)	51.2 pence (0.512) 49.9 pence for small businesses (0.499)

Economically Active
Workforce (Aged 16-64): 125,300 (September 2023) Unemployment rate: 3.8% (January 2024)

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
97,781 dwellings	2,958 acres
	1,197 hectares

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<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Offices</u>	<u>Not known</u>		
Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	n/k	Phoenix Business Centre 020 8861 3311	Fully serviced state of the art studio offices. Newly refurbished to highest standard. Fast and reliable internet. 24 hour access. On-site allocated parking. Additional storage available. Only 12 minutes to central London. Further details on request.
Regus College Road Harrow HA1 1BD	n/k	Office Freedom 020 3918 9256	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 429-433 Pinner Road North Harrow HA1 4HN	n/k	Office Freedom 020 3918 9256	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)
BeWise Point 221-227 High Road Harrow Weald HA3 5EE	n/k	BeWise Point 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 Harrow HA1 1BD	n/k	Regus 0330 818 2090	Serviced office building with an almost futuristic vibe in this modern centre, where bold colours help to make the space feel bright and welcoming. Amenities: 24 Hour CCTV monitoring. Meeting rooms. Showers. Break-out areas. Disabled facilities. Raised floors. Suspended ceilings. Lift. Major transport links. Flexible, fully-customisable office rentals are available by the hour, day, or as long as you need. Office space: Private offices from £179 per person per month, custom offices from £179 per person per month and day offices from £59 per day. Co-working: Dedicated desk from £179 per person per month, day co-working from £29 per day and co-working membership from £129 per month. Virtual offices: Business address from £59 per month, virtual office from £139 per month and virtual office plus from £235 per month. Meeting rooms: Meeting rooms, interview rooms and training rooms all from £35 per hour.
Havelock Hub 14 Havelock Place Harrow HA1 1LJ	n/k	Office Freedom 020 3918 9256	Modernly refurbished air-conditioned office suites. Available immediately. Impressive private office suites. Open plan co-working spaces. Modern meeting rooms. Large attractive breakout areas. Kitchen. Boardroom. Reception area. Super high speed internet. Central heating. Dedicated phone line. 24/7 access. WC. Furnished. Rental from £250 per person per month. (ref: 30289)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS	n/k	Hub Space 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 South Hill Avenue South Harrow HA2 0DU	n/k	Oasis Serviced Offices 020 8938 4607	Fully serviced office suites. Current availability is 5 x 2-3 person office (£650 per calendar month plus VAT) and 1 x 4 person office (£900 per calendar month plus VAT). Price includes phone and internet. Clients are on a two month notice period so availability can change. Staffed reception, Monday-Friday 9am to 5pm. 24/7 access. Private parking available on site.
Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	n/k	L & B Real Estate 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 Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 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 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 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. Two workstations. Flexible terms available starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £600 plus VAT per month.
Office no. 17 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 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. Five 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.

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Office no. 19-21 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 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 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 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 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 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. Nine 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 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 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. Four 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 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 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 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 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. Four 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
College Road Harrow HA1	n/k	Wex & Co 020 7768 0737	Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Unfurnished. Great location. Lease terms are available on request. Rental £14,868 per annum. Available now.
College Road Harrow HA1	n/k	Wex & Co 020 7768 0737	Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Unfurnished. Great location. Close to underground station. Lease terms available on application. Rental £3,588 per annum. Available immediately.
Harrowian Business Village Bessborough Road Harrow HA1 3EX	n/k	Alexandra Park 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.
Harrowian Business Village Bessborough Road Harrow HA1	n/k	Move In Properties Ltd 020 3641 1773	Office space with air-conditioning available to rent. Own WC. Small kitchenette. Conference room. Double glazing. Fitted kitchen. 24 hour on-site security. All utility bills. One parking space and one visitor space. Available immediately. Lease terms on application. Rental £18,000 per annum plus VAT.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	n/k	Property Hub Ltd 020 3478 3309	Offices available on both the first and second floor with communal areas for all businesses within the location to use. The first floor suites have access via communal lobby and access with modern lifts, door phone entry system, top quality air-conditioning systems, with recessed lighting and a floor grid for cabling, power and telephones, internet connections, two large windows comes as standard for each office for natural lighting. Refurbished WCs between each floor which alternate between male and female with disabled WC on the ground floor and communal fully fitted kitchen/diner area. Available now. Parking is on a first come first serve basis. Ample car spaces for 30 cars. Lease terms on application. Rental £20,000 per annum (£1,667 per calendar month).
Gold's Gym Station Road Harrow HA1 2JN	n/k	Gold's Gym Harrow 07940 537795	Office space to let.
Harrow HA2 0DZ	n/k	Harness Property Intelligence 020 3880 7050	Freehold B1 use office building at the foot of Harrow on the Hill. The property comprises: meeting rooms, kitchenette, service WC & off-street parking for several cars. Price £525,000.
Harrow HA2 0HP	n/k	Harness Property Intelligence 020 3880 7050	B1 office use office building on Harrow On The Hill. The property comprises: downstairs office, upstairs meeting room, kitchenette, downstairs cloakroom & upstairs bathroom. Rental £15,000 per annum. Reference number: alexandra_1903871750.
Harrow HA2 7LU	n/k	Harness Property Intelligence 020 3880 7050	Office/retail unit to let located close to Rayners Lane Station. Approx. 375 sq ft. Available on new lease terms. Rental £15,600 per annum. Reference number: alexandra_1212828515.
Harrow HA3 5ES	n/k	Harness Property Intelligence 020 3880 7050	Desk and office space available at very reasonable fully inclusive rates in a bright unit in Harrow Weald, close to shops and transport. Rental £5,400 per annum.
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Harrow HA2 7LX	n/k	Harness Property Intelligence 020 3880 7050	Ground floor office suite comprising two office rooms, storage and WC facility. The property has been recently renovated and forms part of a larger office however has the advantage of private access from the rear. Bills included. Available for immediate occupation. Rental £9,000 per annum. Reference number: alexandra 333937067.
Harrow HA3 5RX	n/k	Harness Property Intelligence 020 3880 7050	First floor office suite located close to Northolt Station and easy access to A40. The property is currently arranged as open plan office floor, one private office suite, meeting room, kitchenette/tea room and independent male and female washrooms. Other benefits include air-conditioning. Approx 1,000 sq ft. Available on flexible terms. Rent includes Building Insurance and Water. First floor office suite. Private office. Meeting room. Kitchenette/Tea room. Male & female washrooms. Rental £13,500 per annum. Reference number: 1540 4389736.
Stanmore HA7	n/k	Wex & Co 020 7768 0737	Spacious commercial unit available in Stanmore/Queensbury Borders. The property is located on the first floor of this large, modern office building. Details include double glazing windows, ground floor washroom with disabled access for customers, wooden flooring. The first floor includes three separate workspaces, one of which is the "boardroom", second large office with attached kitchenette and customer waiting area. The office space also includes a small outside area, which is perfect for the summer months. Unfurnished. Lease terms on application. Rental £20,000 per annum, after year one the rent will increase to £23,000 and then after year two the rent will increase to £24,000.
79 College Road Harrow HA1	n/k	Harrovian Estates 020 3463 0399	Office space to let in Harrow town centre on flexible terms. 1 to 100 people. Desk space and co-working. Serviced offices. Serviced offices and managed offices. In addition to serviced office space, this will provide quality meeting rooms, prestigious reception and comfortable communal spaces. Plus latest voice and data technology. Short and long term rental. Prices (per workstation per month) will vary depending on size of office required and current availability. Rental £3,600 per annum.
<u>Offices</u>	<u>1 - 99 sq m</u>		
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	Various sizes	Harrow Business Centre 020 8515 2750	Multiple offices to rent in a serviced centre over four floors. Office sizes range from one to eight occupants plus, there is a shared co-working space too. On-site meeting rooms can be hired by the hour, half or full day. Occupancy is constantly changing so anyone interested in space here can be advised at that time on availability and price.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Masters House 1 Marlborough Hill Harrow HA1 1UX	Various sizes	RA Offices 020 3926 6400	New private serviced offices available. Ideal for freelancers, start-ups and small companies. Whether your new venture is still in its infancy or you're searching for a local space to develop your business - Masters House have office space for rent, 1 desk, 2 desks and 3/4-desk office spaces available. Modern, locally-based private offices - an ideal solution. Masters House serviced offices provides professionals a new work environment which includes a staffed reception desk and advanced telephone and internet services. Competitive rates. Lease terms and rental on application.
Stanmore Hill Stanmore HA7	50 sq ft 5 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 50 sq ft, 1 person from £350 per month.
Rosslyn Crescent Harrow HA1	50-500 sq ft 5-46 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 50 sq ft, 1 person from £200 per month. Medium office, 500 sq ft, 10 people from £2,000 per month.
Pinner Road Harrow HA1	50-3,500 sq ft 5-325 sq m	Instant Offices 020 3350 1251	Shared office space, perfect for teams or businesses that want to escape the isolation of a home office or coffee shop. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as facilities maintenance, cleaning, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Desks: Co-working desk - dedicated from £200 per month. Offices: Small offices, 50 sq ft, 1 person from £400 per month. Medium offices, 500 sq ft, 10 people from £4,000 per month. Large offices 1,750 sq ft, 35 people from £14,000 per month. Extra large office, 3,500 sq ft, 70 people from £28,000 per month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
South Hill Avenue Harrow HA2	50-4,000 sq ft 5-372 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected/additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 50 sq ft, 1 person from £395 per month. Medium offices, 500 sq ft, 10 people from £3,950 per month. Large offices 1,750 sq ft, 35 people from £13,825 per month. Extra large offices, 4,000 sq ft, 80 people from £31,600 per month.
1 Marlborough Hill Harrow HA1	50-1,650 sq ft 5-153 sq m	Instant Offices 020 3350 1251	Self-contained, your own secure office, a blank canvas with a lock and key to set up your way. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 50 sq ft, 1 person from £250 per month. Medium offices, 500 sq ft, 10 people from £2,500 per month. Large offices 1,650 sq ft, 33 people from £8,250 per month.
582 Honeypot Lane Stanmore HA7	50-4,000 sq ft 5-372 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with required confidentiality. Services included, services such as cleaning, security, facilities maintenance, and telecoms are all included in simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 50 sq ft, 1 person from £200 per month. Medium offices, 500 sq ft, 10 people from £2,000 per month. Large offices 1,750 sq ft, 35 people from £7,000 per month. Extra large offices, 4,000 sq ft, 80 people from £16,000 per month.
The Old Council Offices 37 Stanmore Hill Stanmore HA7 3DS	75-600 sq ft 7-56 sq m	Office on the Hill Ltd 020 8420 6666	Serviced offices available from 75 to 600 sq ft. Inclusive of broadband, utilities, cleaning and 24/7 access. On-site and nearby parking available. Availability, lease terms and rental on request.
College Road Harrow HA1	90 sq ft 8 sq m	Wex & Co 020 7768 0737	Office unit to let. Unfurnished. 24/7 access to the building, communal printing, shared modern kitchen space and all units are fully accessible. The unit comprises three workstations. This B1 unit is a window office available for £659 per calendar month with business rates, service charges and wi-fi included. Parking available for an extra £80 to £100 plus VAT. Rental £7,908 per annum. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Beldham House Parr Road Stanmore HA7 1NR	94-499 sq ft 9-46 sq m	Beldham House 020 7099 4164	Newly refurbished fully services modern office space. 17 offices in total ranging in size from 94 sq ft to 499 sq ft. Double glazing. Pre wired sockets for both telephone and internet access. Allocated parking. Mail collection and reception services. Fully covered by CCTV 24/7. Secure access. Flexible terms available. Rental includes heating, lighting and rates. Details on request.
Parr Road Stanmore HA7	94-499 sq ft 9-46 sq m	Instant Offices 020 3350 1251	Serviced offices/private offices. This centre offers newly refurbished fully serviced modern office space. There are seventeen offices in total ranging in size from 94 sq ft to 499 sq ft. Rent includes heating, lighting and rates. The offices are double glazed, with pre-wired sockets for both telephone and Internet access. There is also allocated parking, with mail collection and reception services available. The premises are fully covered by CCTV 24/7 and the building is fully enclosed with secure access. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/ businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Flexible terms available.
14 Havelock Place Harrow HA1	100-500 sq ft 9-46 sq m	Instant Offices 020 3350 1251	A range of high-quality, fully equipped offices to suit businesses of all sizes. Our competitive pricing starts from just £500 per month for our small offices and goes up to £2,500 per month for our Medium offices, so you're sure to find an option that fits your budget. 14 Havelock Place is the perfect choice for businesses looking for quality office space in a convenient location. Your own secure office, a blank canvas with a lock and key to set up your way. Perfect for teams or businesses that want to escape the isolation of a home office or coffee shop. A personal workspace or area that can provide you and your team with the confidentiality you need. You can choose how you would like to design, customise and deliver your own workspace. Services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Perfect for teams/businesses that do not want to commit to a long-term lease. Simple monthly instalments on your office tenancy with no unexpected or additional costs. You can be at your desk or in your office, in as little as 2-3 days! (subject to availability).

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Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	100-500 sq ft 9-46 sq m	Chamberlain Commercial 020 8429 6899	Newly converted business hub providing flexible workspace. The first and second floor offers glass fronted cabin offices, each one is suitable for 2-3 workstations up to 10 workstations. Air-conditioned and IT cabled. Fully furnished with internet and telephones provided. Large 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.
7 Havelock Place Harrow HA1	100-1,154 sq ft 9-107 sq m	Instant Offices 020 3350 1251	Self-contained, your own secure office, a blank canvas with a lock and key to set up your way. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 100 sq ft, 2 people from £350 per month. Medium offices, 358 sq ft, 8 people from £2,500 per month. Large offices 1,154 sq ft, 30 people from £4,000 per month.
Havelock Hub 14 Havelock Place Harrow HA1 1LJ	100-2,000 sq ft 9-186 sq m	Chamberlain Commercial 020 8429 6899	Havelock Hub is an exciting new office centre. 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.
Devonshire House Honeypot Lane Stanmore HA7 1JS	100-2,000 sq ft 9-186 sq m	Claridges Commercial 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 person offices available. Available on flexible terms starting from one month. Rental £72 per sq ft per annum inclusive of business rates, heating, lighting and on-site support.
1 Marlborough Hill Harrow HA1	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3350 1251	Serviced office to let. This centre is a great space that has been designed to meet the demands of any modern business. This centre offers a new serviced office centre based in an excellent location within the centre of Harrow and Wealdstone. This space is a shared private serviced business space offering modern, newly refurbished offices. There are lounges and breakout areas where tenants can take a break during a hectic workday. The centre provides furnished offices with high-speed internet and wi-fi connection, parking space, meeting rooms, kitchen facilities, IT & telecom services, and professional-grade daily cleaning. Many restaurants, cafes, shopping centres, and other local amenities are close to this centre. Lease terms on application. Rental from £3,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
221-227 High Road Harrow Weald HA3 5EE	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3350 1251	Serviced office to let. This business centre is a great space that has been designed to meet the demands of any modern business. This modern space is offered in a newly built building in Harrow Weald. The centre is fully fitted with air-conditioning and central heating to ensure occupants can work all year round. The centre offers various facilities like high-speed internet, parking space, meeting space, professional-grade cleaning services, and IT support. The centre is accessible 24 hours a day so the clients can work flexibly. Many restaurants, cafes, shopping centres, and other local amenities are close to this centre. Lease terms on application. Rental from £2,700 per annum.
Pentax House South Hill Avenue South Harrow HA2 0DU	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3350 1251	Serviced office to let. This centre is a great space that has been designed to meet the demands of any modern business. This purpose-built centre provides fully furnished offices. The centre currently houses a variety of businesses, including it, construction and other professional and trade companies. This centre provides a comfortable environment, ideal for all business needs. The centre offers high-speed internet, parking space, meeting rooms, administrative support, professional-grade daily cleaning, reception services, IT support, and telecom services. The centre is accessible 24 hours a day so the clients can work flexibly. Lease terms on application. Rental from £4,470 per annum.
Phoenix Business Centre Rosslyn Crescent Harrow HA1	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3350 1251	Serviced office to let. This centre is a great space that has been designed to meet the demands of any modern business. This property has a stunning entrance leading to beautifully finished office suites at unbeatable rentals. There are lounges and breakout areas where tenants can take a break during a hectic workday. The centre provides furnished offices with CCTV, air-conditioning, high-speed internet with Cat 5 cabling, professional-grade daily cleaning, kitchen facilities and IT support and telecom services. The centre is accessible 24 hours a day so the clients can work flexibly. This building is a wonderland for all things digital - providing an ever-expanding hub of creatives with never-ending networking opportunities. Lease terms on application. Rental from £2,400 per annum.
582 Honeypot Lane Stanmore HA7	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3350 1251	Serviced office to let. This professional business centre provides an impressive business environment, with over 30,000 sq ft of modern serviced office space. Offering premium unbranded office space to both individuals and companies alike, portraying the assurance of a quality corporate image. Individually tailored packages and flexible lease terms, from just one month, are based on a single monthly fee inclusive of rent, rates, heating and lighting. Customers can even scale their requirements up and down to meet business demands, without the ties and restrictions of conventional and lengthy leases. 24-hour access is available. Lease terms on application. Rental from £2,400 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
429-433 Pinner Road Harrow HA1	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3350 1251	Serviced office to let. This business centre is a great space that has been designed to meet the demands of any modern business. This brand new serviced office centre in the heart of North Harrow for all the office requirements. With modern, newly refurbished offices and excellent transport links into London and the surrounding areas. This business centre is an ideal solution for all small or large office needs. The spaces are equipped with air-conditioning, making for a comfortable working environment, especially in summer. This business centre is the leading workspace provider with multiple office solutions for every business. Lease terms on application. Rental from £4,800 per annum.
7 Havelock Place Harrow HA1	100-3,000 sq ft 9-279 sq m	Instant Offices 020 3350 1251	Serviced office to let. This centre is a great space that has been designed to meet the demands of any modern business. This modern workspace is located in the centre of Harrow, and it has everything clients need for their business. The centre is accessible 24 hours a day so the clients can work flexibly. There are lounges and breakout areas where tenants can take a break during a hectic workday. This business centre provides furnished offices with high-speed internet, parking space, meeting rooms, professional-grade daily cleaning, copy and printing facilities, kitchen facilities and beverages. This building is a wonderland for all things digital - providing an ever-expanding hub of creatives with never-ending networking opportunities. Lease terms on application. Rental from £3,600 per annum.
Honeypot Lane Stanmore HA7	100-4,000 sq ft 9-372 sq m	My Next Office 01633 371395	Office to let. This centre provides premium, unbranded, fully serviced and managed office space to both businesses and companies alike, portraying the assurance of a quality corporate image. They pride themselves on providing the highest levels of service with dedicated on-site office managers and highly trained reception teams. Office spaces range from 100 to 4,000 sq ft, catering to the needs of both small and larger businesses. This impressive building has over 35,000 sq ft of modern office space. The premium serviced offices are unbranded, allowing you to create workplace that reflects your company's brand. Each office benefits from secure high-speed internet and digital telephones. Individually tailored packages and flexible terms are available from just one month. Customers can scale their requirements up or down according to your business demands, without the ties and restrictions of conventional and lengthy leases. Lease terms on application. Rental from £6,000 per annum.
Village Way East Rayners Lane HA7	100-4,000 sq ft 9-372 sq m	Alexandra Park 020 7768 1347	Ground floor office suite to let comprising two office rooms, storage and WC facility. The property has been recently renovated and forms part of a larger office, however it has the advantage of private access from the rear. Bills included. Available for immediate occupation. Lease terms on application. Rental £13,200 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS	100-30,000 sq ft 9-2,788 sq m	Office Freedom 020 3918 9256	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)
North Harrow HA2	110 sq ft 10 sq m	Wex & Co 020 7768 0737	Compact, one person office space currently being used as additional storage for the landlords business. The unit is located on the second floor and accessed via a rear serviced road. The office includes all bills and has use of the kitchenette and bathroom facilities. Unfurnished. Lease terms on application. Rental £5,400 per annum. Available now.
Chapel Lane Pinner HA5	111 sq ft 10 sq m	Wex & Co 020 7768 0737	A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. 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 & Innovation Centre Stanmore Place Honeypot Lane Stanmore HA7 1BT	111-1,500 sq ft 10-139 sq m	Cygnets Properties & Leisure 020 8731 5200 www.stanmore-bic.co.uk	Office space available ranging from 111 sq ft to 1,500 sq ft. Prices for this space are negotiable dependent on size of area let and length of tenure. An incubator director is on hand to provide support. Services include: 24 hour access, reception, use of common areas/cleaning of common areas, lifts, lighting, heating, electricity, water, access to the car park (subject to availability), meeting room hire, kitchenettes, WCs on every floor, shower facilities and telecoms. Further details are available on request
Cygnets Howard Road Honeypot Lane Stanmore HA7 1BT	111-2,500 sq ft 10-232 sq m	Office Freedom 020 3918 9256	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)
Bradburys Court Lyon Road Harrow HA1 2AQ	115 sq ft 11 sq m	Ferrari Dewe & Co 020 8427 4288	Small office (two desk with filing space). Unfurnished. All modern amenities such as air-conditioning. Meeting room available by appointment. No parking but advised that a permit at St Anns is approx. £60 per month. Rental £7,500 per annum all inclusive of business rates, internet, telephone, light and heat etc.
Whitefriars Avenue Harrow HA3	125 sq ft 12 sq m	Wex & Co 020 7768 0737	First floor B1 internal unit. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £7,200 per annum (£600 per calendar month) with business rates and service charges included. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Chapel Lane Pinner HA5	130 sq ft 12 sq m	Wex & Co 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.
College Road Harrow HA1	135 sq ft 13 sq m	Wex & Co 020 7768 0737	Office unit to let. Unfurnished. 24/7 access to the building, communal printing, shared modern kitchen space and all units are fully accessible. The unit comprises four workstations. This B1 unit is a window office available for £1,200 per calendar month with business rates, service charges and wi-fi included. Parking available for an extra £80 to £100 plus VAT. Rental £14,400 (£12 per sq ft) per annum. Available immediately.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	140 sq ft 13 sq m	Benjamin Stevens 020 8958 1118	Three offices of 140 sq ft each in a newly renovated, luxury, fully serviced offices. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Whitefriars Avenue Harrow HA3 5RQ	140 sq ft 13 sq m	Harness Property Intelligence 020 3880 7050	Artisan Studios is a newly converted business hub providing flexible workspace for the creative industries. The second floor offers glass fronted cabin offices, each suitable for 2-3 workstations. Office space is air-conditioned and IT cabled. The offices are fully furnished with internet and telephones provided. Within the Studios is a large break out area with kitchen, together with boardroom facilities. Larger office areas are available throughout the building. There is a manned reception during office hours. Price on application.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	140-1,645 sq ft 13-153 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced offices. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. The range of sizes of offices are three 140 sq ft offices, 365 sq ft, 400 sq ft, 460 sq ft. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Havelock Hub Havelock Place Harrow HA1 1LJ	142 sq ft 13 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £11,940 (£84 per sq ft) per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 6 (part) Bradburys Court Lyon Road Harrow HA1 2BY	144-356 sq ft 13-33 sq m	Chamberlain Commercial 020 8429 6899	Bradburys Court forms part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq ft of commercial space. Bradburys Court is an eight storey office building with floor to ceiling windows and panoramic views. At fourth floor level there are two beautiful office rooms, 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. There are male and female WCs and fitted kitchen. The building has 24 hour access, CCTV, security controlled access and on-site concierge service. The offices are available to rent on short to medium term agreements. Rental £780 to £1,930 per calendar month and includes all running costs, service charges, cleaning. Quoted rents are subject to VAT.
Whitefriars Avenue Harrow HA3	150 sq ft 14 sq m	Wex & Co 020 7768 0737	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £9,000 (£60 per sq ft) per annum. Available now.
Edgware	150-2,800 sq ft 37-232 sq m	Reichmann Properties plc 020 8952 2009	Offices available in Edgware from 150 sq ft to 2,800 sq ft. Price on application.
Suite 1 Whitefriars Avenue Harrow HA3	154 sq ft 14 sq m	Move In Properties Ltd 020 3641 1773	Office space. Modern lifts. Door phone entry system. Air-condition systems. Communal fully fitted kitchen/diner area. Refurbished WC. Parking. Lease terms are available on request. Rental £9,240 per annum (£770 per calendar month). Available immediately.
Whitefriars Avenue Harrow HA3	155 sq ft 14 sq m	Wex & Co 020 7768 0737	First floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £9,600 per annum (£800 per calendar month) with business rates and service charges included. Available immediately.
Chapel Lane Pinner HA5	155 sq ft 14 sq m	Wex & Co 020 7768 0737	A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. 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.
Suite 104 Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	155 sq ft 14 sq m	Ashton Fox 020 8022 6393	Office suite to let in a superb modern space set in beautiful grounds with a lake and gardens. Two workstations. Large impressive reception. Passenger lift. WCs on every floor. Meeting room hire. 24 hour access. Kitchenettes. Unfurnished. Car park to the rear. Available immediately. Lease terms on application. Rental £6,600 per annum (£550 per calendar month) plus VAT inclusive. Other sizes are also available.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	158 sq ft 15 sq m	Wex & Co 020 7768 0737	Second floor B1 unit. Offices offer a series of quality 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.
Lyon Road Harrow HA1	172 sq ft 16 sq m	Ashton Fox 020 8022 6393	The building and offices are very modern with state-of-the-art fittings. They have large plate glass windows, with a front and side aspect of the surrounding area, plenty of natural light and fresh air. The entrance hall, and offices are carpeted, with gas central heating, air-conditioning, suspended ceilings and LED lighting. They are available furnished or unfurnished. There is a lift to all floors Current availability: Fourth floor, Unit 6, Office 1 172 sq ft suits 3/4 desks £640 plus VAT per calendar month. Lease terms: 12 months licence, no break. Rental is inclusive of utilities, rates, broadband and cleaning of communal areas. Available immediately.
Chapel Lane Pinner HA5	175 sq ft 16 sq m	Wex & Co 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.
23 High Street Pinner HA5 5PJ	175 sq ft 16 sq m	David Charles Property Consultants 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 £950 per calendar month.
Flexi Offices Harrow 1 Eastman Road Harrow HA2	175-250 sq ft 16-23 sq m	Big Yellow Self Storage 020 3089 6571	Modern, flexible offices can be rented for as little as four weeks, so no long leases, and come in a range of sizes. No long contracts. Agreement is 28 days, with nothing else locked in. No business rates to pay. No long lease to sign. Competitive, all-inclusive office price includes service charges, rates and rents, and security. Dedicated office rooms to rent for each business. Clean, carpeted, heated room. Plenty of self storage rooms available on site to store stock, merchandise or equipment. 24 hour pin code access to single office through a secure, intercom controlled entrance. On-site parking, kitchens and WCs are also included as standard and deliveries and post can be accepted if tenant not around. Every office also has phone lines enabling connection to broadband. Lease terms on application. Rental from £8,184 per annum (£46.77 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Havelock Hub Havelock Place Harrow HA1 1LJ	179 sq ft 17 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £14,940 (£83.40 per sq ft) per annum.
Station Road North Harrow HA2	180 sq ft 17 sq m	Wex & Co 020 7768 0737	Office unit located on the first floor of a spacious and superbly presented building. Bright and airy property includes plenty of natural light, air-conditioning, wood flooring, shared kitchen and WC. Unfurnished. Access to the space is via a rear service road. Available now. Lease terms on application. Rental £7,500 per annum, all bills included.
38-44 St Anns Road Harrow HA1 1LA	180-2,900 sq ft 17-270 sq m	Chamberlain Commercial 020 8429 6899	38-44 has its own ground floor entrance lobby on St Anns Road and an automated passenger lift to the second floor level. There is a choice suites, each with excellent natural light and all having access to a large sunny roof terrace. There are male and female WCs and a large kitchen/breakout area. These modern unfurnished offices are available to rent on flexible licence agreements. Rental £7,200 per annum inclusive of electricity, heating, lighting, cleaning of common parts and is payable monthly in advance with a two month rent deposit.
Office 2 Amba House 15 College Road Harrow HA1 1BA	182 sq ft 17 sq m	Move In Properties Ltd 020 3641 1773	Serviced office on fourth floor situated in the heart of Harrow town centre. 24 hour on-site security. Available now. Lease terms on application. Rental £600 per calendar month.
Amba House 15 College Road Harrow HA1 1BA	182-1,161 sq ft 17-108 sq m	Chamberlain Commercial 020 8429 6899	Contemporary office building with a large attractive entrance foyer. The building has two passenger lifts and video access control. At fourth floor level is a range of small office suites, all with large windows and attractive views. The suites are newly refurbished, with wood flooring, suspended ceilings and LED lighting. Offices are air-conditioned and all have access to a kitchen/break-out space. The suite sizes range from 182 sq ft to 325 sq ft. Available on short term, flexible tenancy agreements. Immediate occupancy. Rental £575 per calendar month inclusive of utilities and running costs.
Bradburys Court Lyon Road Harrow HA1 2AQ	188 sq ft 17 sq m	Ferrari Dewe & Co 020 8427 4288	Medium office (four desk with storage space). Unfurnished. All modern amenities such as air-conditioning. Meeting room available by appointment. No parking but advised that a permit at St Anns is approx. £60 per month. Rental £12,250 per annum all inclusive of business rates, internet, telephone, light and heat etc.
Suite 302 Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	188 sq ft 17 sq m	Ashton Fox 020 8022 6393	Office suite to let in a superb modern space set in beautiful grounds with a lake and gardens. 3-4 workstations. Large impressive reception. Passenger lift. WCs on every floor. Meeting room hire. 24 hour access. Kitchenettes. Unfurnished. Car park to the rear. Available immediately. Lease terms on application. Rental £8,400 per annum (£700 per calendar month) plus VAT inclusive. Other sizes are also available.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Office 4 Amba House 15 College Road Harrow HA1 1BA	190 sq ft 18 sq m	Move In Properties Ltd 020 3641 1773	Serviced office on fourth floor situated in the heart of Harrow town centre. 24 hour on-site security. Available now. Lease terms on application. Rental £625 per calendar month.
Lyon Road Harrow HA1	199 sq ft 18 sq m	Ashton Fox 020 8022 6393	The building and offices are very modern with state-of-the-art fittings. They have large plate glass windows, with a front and side aspect of the surrounding area, plenty of natural light and fresh air. The entrance hall, and offices are carpeted, with gas central heating, air-conditioning, suspended ceilings and LED lighting. They are available furnished or unfurnished. There is a lift to all floors Current availability: Fourth floor, Unit 6, Office 2 199 sq ft suits 5/6 desks £740 plus VAT per calendar month. Lease terms: 12 months licence, no break. Rental is inclusive of utilities, rates, broadband and cleaning of communal areas. Available immediately.
Amba House 15 College Road Harrow HA1 1BA	200-650 sq ft 19-60 sq m	Chamberlain Commercial 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.
Rama House 17 St Anns Road Harrow HA1 1JU	200-1,178 sq ft 19-109 sq m	Harness Property Intelligence 020 3880 7050	Executive offices in this impressive mixed use building, which provide workspace from 200 sq ft to 1,178 sq ft of prestige workspace. Rama House has a distinctive granite and natural stone reception with modern dual lifts. The office suite is positioned on the first floor and is arranged as open plan with a bank of full height glass directors offices (3) plus a large meeting room, all facing into St Anns Road, with excellent natural light. The offices are fully air-conditioned, with suspended ceilings, wood effect flooring and full access raised floors. Within the common areas of the floor are contemporary male and female washrooms and a large kitchen/break-out area. Price on application
Howard Road Stanmore HA7	200-4,000 sq ft 19-372 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Custom fit-out, you can choose how you would like to design, customise and deliver your own workspace. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Virtual office £500 per person per month. Small offices, 200 sq ft, 4 people from £1,000 per month. Medium offices, 500 sq ft, 10 people from £2,500 per month. Large offices 1,750 sq ft, 35 people from £8,750 per month. Extra large office, 4,000 sq ft, 80 people from £20,000 per month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	200-12,000 sq ft 19-1115 sq m	DM & Co 020 8033 9978	Office to let. One of many office units. Unfurnished office space. Wooden floors. Communal kitchen area. Communal lounge area. Concierge. Off-street parking. Lease terms on application. Rental from £6,000 to £36,000 per annum.
Suite 9 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	206 sq ft 19 sq m	Ashton Fox 020 8022 6393	Luxury serviced office to let in a building that has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Furnished. Secure gated on-site parking. Available immediately. Available on a yearly licence. Rental £9,264 per annum (£772 per calendar month) plus VAT inclusive of bills and utilities, cleaning and service charge. Other sizes are also available.
Office 1 Amba House 15 College Road Harrow HA1 1BA	214 sq ft 20 sq m	Move In Properties Ltd 020 3641 1773	Serviced office on fourth floor situated in the heart of Harrow town centre. 24 hour on-site security. Available now. Lease terms on application. Rental £750 per calendar month.
MSP Business Centre 22 Chapel Lane Pinner HA5 1AZ	220-800 sq ft 20-74 sq m	Office Freedom 020 3918 9256	Serviced office space to let in a boutique business centre. Can be sub-divided into three private units. Executive conference suites. 24 hour access. Super high speed internet. WC. Kitchen. Ergonomic furnishings. Recycling facilities. Central heating. Comprehensive IT and communications infrastructure. Meeting rooms. Air-conditioned. Boardroom. Reception area. Dedicated phone line. Furnished Rental from £300 per person per month. (ref: 9504)
Graham Road Wealdstone Harrow HA3	240 sq ft 22 sq m	LBC Estates 020 8033 0934	Newly constructed office for rent. Central heating and double glazing and would make ideal starter units. Unfurnished. Available immediately. 20 minutes free parking in the street nearby and municipal car park within five minutes walk for longer term parking. New lease available. Rental £14,400 per annum.
Office 4 Spring Villa Road Edgware HA8	242 sq ft 22 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.
Office 2 Spring Villa Road Edgware HA8	245 sq ft 23 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
58 High Street Pinner HA5 5PZ	249-1,495 sq ft 23-139 sq m	Chamberlain Commercial 020 8429 6899	58 High Street is this Pinner Landmark Building at the top of the High Street next to Pinner Parish Church. This Grade 2 listed building provides a range of high quality office suites in a prime location. The building is currently being fully refurbished with an emphasis on the internal period features of exposed brickwork, timber beams and leaded light windows. These will sit alongside modern installations of new glazed rooflights, air-conditioning, integrated IT cabling and wood flooring. The suites have access to a large meeting room, male and female washrooms, kitchen and break-out area/reception. The offices are available to let on flexible terms at all inclusive rent. Rental £603 per month.
Suite 2.2 Monument House 215 Marsh Road Pinner HA5 5NE	250 sq ft 23 sq m	David Charles Property Consultants 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 £1,100 per calendar month.
Office 3 Amba House 15 College Road Harrow HA1 1BA	250 sq ft 23 sq m	Move In Properties Ltd 020 3641 1773	Serviced office on fourth floor situated in the heart of Harrow town centre. 24 hour on-site security. Available now. Lease terms on application. Rental £825 per calendar month.
Devonshire House Honeypot Lane Stanmore HA7 1JS	250 sq ft 23 sq m	Ashton Fox 020 8022 6393	Office space in a modern, impressive office building, gated car park and CCTV. Fully furnished. Lift servicing all floors. Kitchen and WCs. Impressive entrance. Well appointed smart reception lobby. On-site cafeteria. Two board rooms available to hire. Air-conditioning. Fully furnished. Fully serviced reception. Secure key fob 24 hour access, 7 days a week. Card entry system. Cat 5 cabling. Available immediately. Available on flexible terms. Rental £14,400 per annum plus VAT inclusive of business rates, lighting, air-conditioning, heating, and cleaning service. Telephone, broadband and parking are extra.
Devonshire House Honeypot Lane Stanmore HA7 1JS	260 sq ft 24 sq m	Ashton Fox 020 8022 6393	Office space in a modern, impressive office building, gated car park and CCTV. Fully furnished. Lift servicing all floors. Kitchen and WCs. Impressive entrance. Well appointed smart reception lobby. On-site cafeteria. Two board rooms available to hire. Air-conditioning. Fully furnished. Fully serviced reception. Secure key fob 24 hour access, 7 days a week. Card entry system. Cat 5 cabling. Available immediately. Available on flexible terms. Rental £14,760 per annum plus VAT inclusive of business rates, lighting, air-conditioning, heating, and cleaning service. Telephone, broadband and parking are extra.
5 Warner House Harrovia Business Village Bessborough Road Harrow HA1 3EX	275 sq ft 26 sq m	David Charles Property Consultants 020 8866 0001	Office suite comprises an air-conditioned ground floor office unit with the benefit of suspended ceiling, carpet tiles and natural light. 24 hour access. Car parking. Available to let by way of a new lease for a term to be agreed. Rental £8,250 per annum inclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	280 sq ft 26 sq m	Wex & Co 020 7768 0737	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £16,800 (£60 per sq ft) per annum. Available now.
Suite 2.1 Monument House 215 Marsh Road Pinner HA5 5NE	280 sq ft 26 sq m	David Charles Property Consultants 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 £1,150 per calendar month.
North Harrow HA2	280 sq ft 26 sq m	Move In Properties Ltd 020 3641 1773	Superbly presented office situated in the heart of North Harrow. Unfurnished. Available immediately on flexible terms. Rental £12,600 per annum, bills included.
Clifton Road Kenton HA3 9NX	286 sq ft 27 sq m	Property Hub Ltd 020 3478 3309	Commercial office with an office usage licence is perfect for businesses within the professional use industry. WC situated within office. Double glazing windows. Allowing superb proportions. Abundance of natural lighting from within the office. Office benefits from its own private access and can be partitioned to make two rooms if necessary. Office space benefits from having plug sockets outlining the sides of each part of the office to make it easier for tenants in need of multiple computers, electrical devices and telephone lines. Licence terms, three years, yearly rent review, break clause first anniversary with three months notice. Rental £13,200 per annum plus bills and business rates.
Office 1 Spring Villa Road Edgware HA8	292 sq ft 27 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Studios Whitefriars Avenue Wealdstone Harrow HA3 5RN	293-5,360 sq ft 27-498 sq m	Chamberlain Commercial 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 Rental £500 to £1,000 per month.
4 Weald Lane Harrow Weald HA3 5ES	300 sq ft 28 sq m	Property Hub Ltd 020 3478 3309	Two desk spaces in a busy serviced office suite. 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 North Harrow HA2	300 sq ft 28 sq m	Wex & Co 020 7768 0737	Well presented, first floor office space. Unfurnished. Discounts for this unit applies. Available now. Lease terms on application. Rental £9,600 (£32.04 per sq ft) per annum.
Weald Lane Harrow Weald HA3	300 sq ft 28 sq m	Wex & Co 020 7768 0737	Desk space in a busy serviced office suite in Harrow. 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 three 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 Harrow Weald HA3	300 sq ft 28 sq m	Wex & Co 020 7768 0737	Ground floor unit with access to an independent board room, washroom facilities, internet, electrics and water. Unfurnished. The unit is suitable for 1-2 persons looking to operate their business at sensible and affordable rates and includes access and use of all the facilities in the property within the monthly rent. The telephone system however is priced separately. The unit is well presented and has a glass 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 Edgware HA8	300 sq ft 28 sq m	Goldstein Leigh 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.
Westbury House 23/25 Bridge Street Pinner HA5 3HR	300 sq ft 28 sq m	David Charles Property Consultants 020 8866 0001	Second floor office 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. Lease terms available on application. Rental £1,250 per month plus VAT inclusive.
Westbury House 23/25 Bridge Street Pinner HA5 3HR	300 sq ft 28 sq m	Chamberlain Commercial 020 8429 6899	Westbury House is a modern building with attractive bright office suites facing an attractive central atrium. The suites have air-conditioning and full access raised floors, male and female WCs and kitchens on each floor. Furnished. There is parking to the rear of the building. Currently available is 300 sq ft on ground floor rear and 2,000 sq ft on second floor level which can be divided into two suites. Available to lease on a full R & I basis for a term to be agreed. Further details of costs and terms available upon request. There is also a ground floor retail unit of 823 sq ft available.
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	300 sq ft 28 sq m	Harness Property Intelligence 020 3880 7050	A modern office building arranged over first and second floor with an impressive ground floor reception. The offices are fitted to a high standard and provide a range of sizes. There are boardroom facilities available for separate rental and parking options. Rental £6,000 per annum.
221-227 High Road Harrow Weald HA3 5EE	300 sq ft 28 sq m	Instant Offices 020 3350 1251	A range of high-quality, fully equipped offices to suit businesses of all sizes. Our competitive pricing starts from just £1,350 per month for our small offices and goes up to £1,350 per month, so you're sure to find an option that fits your budget. 221-227 High Road is the perfect choice for businesses looking for quality office space in a convenient location. A personal workspace or area that can provide you and your team with the confidentiality you need. Services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Perfect for teams/businesses that do not want to commit to a long-term lease. Simple monthly instalments on your office tenancy with no unexpected or additional costs. You can be at your desk or in your office, in as little as 2-3 days! (subject to availability).
Unit 2 58 Station Road North Harrow HA2 7SA	303 sq ft 28 sq m	Harness Property Intelligence 020 3880 7050	Churchill Court is a popular courtyard office development of 11 buildings all arranged over ground and two upper floors. At Unit 2 we are offering part first floor comprising 303 sq ft of good quality office space which is available immediately. Rental £7,575 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Havelock Hub Havelock Place Harrow HA1 1LJ	312 sq ft 29 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £29,940 (£96.12 per sq ft) per annum. Available now.
College Road Harrow HA1	317 sq ft 29 sq m	Wex & Co 020 7768 0737	Bright and airy office in the heart of Harrow town centre. This superb office space comprises open plan and internal office space. Unfurnished. Lease terms on application. Rental £15,000 per annum. Available now.
Metroline House 118-122 College Road Harrow HA1 1BQ	320 sq ft 30 sq m	Harness Property Intelligence 020 3880 7050	Newly refurbished, 320 sq ft office to let in Metroline House in Central Harrow. Rental £11,200 per annum.
402a Uxbridge Road Hatch End Pinner HA5 4HP	320 sq ft 30 sq m	Chamberlain Commercial 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. Sold subject to contract.
College Road Harrow HA1	320-532 sq ft 30-49 sq m	Wex & Co 020 7768 0737	Bright and spacious first floor serviced office which benefits from lifts, communal kitchens and WC, as well as meeting room and conference facilities. Office comprises a single open plan space. Unfurnished. Perfect for an expanding business. Rental £15,996 (£50.04 per sq ft) per annum is inclusive of business rates and service charges but broadband is not included. Available immediately.
College Road Harrow HA1	321-532 sq ft 30-49 sq m	Wex & Co 020 7768 0737	Bright and spacious first floor office which benefits from lift facilities, meeting room and conference facilities, communal kitchen and WC facilities. Unfurnished. Office is open plan with additional two internal offices. Perfect for an expanding business. Lease terms available on application. Rental £26,400 per annum (£2,200 per calendar month) inclusive of business rates and service charges.
Office 5 Amba House 15 College Road Harrow HA1 1BA	325 sq ft 30 sq m	Move In Properties Ltd 020 3641 1773	Serviced office on fourth floor situated in the heart of Harrow town centre. 24 hour on-site security. Available now. Lease terms on application. Rental £1,100 per calendar month.
Whitefriars Avenue Harrow HA3	341 sq ft 32 sq m	Wex & Co 020 7768 0737	Second floor B1 unit. Offices offer a series of quality 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Office 3 Spring Villa Road Edgware HA8	342 sq ft 32 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.
Whitefriars Avenue Harrow HA3	344 sq ft 32 sq m	Wex & Co 020 7768 0737	Second floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £18,000 per annum (£1,500 per calendar month) with business rates and service charges included. Available now.
Amba House 15 College Road Harrow HA1 1BA	350 sq ft 33 sq m	P2M Properties 020 3478 2917	Top floor office suite in a modern air-conditioned office building with stunning views. Fitted kitchen. Boardroom. One allocated parking space. Available on a flexible tenancy agreement for a term of 12 months or longer by negotiation. Rental £24,000 per annum (£2,000 per calendar month) inclusive of service charge and utilities. Available now.
Suite 201B Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Office suite to let in a superb modern space set in beautiful grounds with a lake and gardens. 6-7 workstations. Large impressive reception. Passenger lift. WCs on every floor. Meeting room hire. 24 hour access. Kitchenettes. Unfurnished. Car park to the rear. Available immediately. Lease terms on application. Rental £15,780 per annum (£1,315 per calendar month) plus VAT inclusive. Other sizes are also available.
Devonshire House Honeypot Lane Stanmore HA7 1JS	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Office space in a modern, impressive office building, gated car park and CCTV. Fully furnished. Lift servicing all floors. Kitchen and WCs. Impressive entrance. Well appointed smart reception lobby. On-site cafeteria. Two board rooms available to hire. Air-conditioning. Fully furnished. Fully serviced reception. Secure key fob 24 hour access, 7 days a week. Card entry system. Cat 5 cabling. Available immediately. Available on flexible terms. Rental £16,800 per annum plus VAT inclusive of business rates, lighting, air-conditioning, heating, and cleaning service. Telephone, broadband and parking are extra.
10-12, Love Lane Pinner HA5 3EF	356 sq ft 33 sq m	Harness Property Intelligence 020 3880 7050	A choice of several office suites in this charming period building. Part first floor 356 sq ft - Last remaining suite. Part first floor 557 sq ft - Let. Second floor 581 sq ft - Let. Total 1,494 sq ft. Last suite remaining 356 sq ft available. There is designated parking to the rear of the building. Rental £8,900 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Havelock Hub Havelock Place Harrow HA1 1LJ	360 sq ft 33 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £35,940 (£14.40 per sq ft) per annum.
St Anns Road Harrow HA1	360 sq ft 33 sq m	Wex & Co 020 7768 0737	Well presented office space available to let. £1,200 broadband line not included. Unfurnished. Available immediately. Lease terms on application. Rental £14,400 (£39.96 per sq ft) per annum.
Havelock Hub Havelock Place Harrow HA1 1LJ	360 sq ft 33 sq m	Wex & Co 020 7768 0737	Beautifully presented office space situated in Harrow town centre. The serviced office space includes modern work-centres, newly fitted carpets, double glazed and air-conditioning. Unfurnished. The development includes 35 spacious, fully fitted units to accommodate for all types of businesses. Lease terms available on application. Rental £33,600 (£93.36 per sq ft) per annum. Available immediately.
Whitefriars Avenue Harrow HA3	364 sq ft 34 sq m	Wex & Co 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
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	365 sq ft 34 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced office. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Suite 3.4 Monument House 215 Marsh Road Pinner HA5 5NE	370 sq ft 34 sq m	David Charles Property Consultants 020 8866 0001	Third floor office suite in an attractive brick built 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 £1,400 per calendar month.
Amba House 15 College Road Harrow HA1 1BA	380 sq ft 35 sq m	Benjamin Stevens 020 8958 1118	Newly refurbished offices. Fully serviced. Modern kitchen. Fully furnished. Phone entry system. 24 hour access. Modern kitchen. Local parking. Mensfield Suite - large windows, giving lots of natural light. Lincons Suite - side office 1, glass walled office, with space for two desks. Lincons Suite - side office 2, single desk office with glass walls. Rental £1,400 per calendar month, all inclusive of all bills, except phone/internet.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
44 Greenhill Road Harrow HA1 1LD	380 sq ft 35 sq m	Harness Property Intelligence 020 3880 7050	A rare opportunity to purchase a small freehold detached office unit in Central Harrow. 44 Greenhill Road consists of a single storey building of 380 sq ft, arranged as 2-3 offices with ancillary storage and a single WC. The property has been maintained to a high standard with wood panelling throughout, fitted carpets and CCTV security system. There is additional overhead storage space above the office rooms. Price £150,000.
44 Greenhill Road Harrow HA1 1LD	380 sq ft 35 sq m	Chamberlain Commercial 020 8429 6899	Small self-contained single storey commercial unit arranged as 2-3 rooms with ancillary storage and a single WC. The property has been maintained to a high standard with wood panelling throughout, fitted carpets and CCTV security system. There is additional overhead storage space above. Suitable for various uses. Lease terms are available on application. Rental £950 per calendar month.
Amba House 15 College Road Harrow HA1 1BA	390 sq ft 36 sq m	Move In Properties Ltd 020 3641 1773	Bright and airy second floor office. Open plan with 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 Harrow HA1	390-444 sq ft 36-41 sq m	Wex & Co 020 7768 0737	Bright and airy second floor office in Harrow town centre. Unfurnished. Superb office space comprises open plan space with a small internal integrated office space of 50 sq ft. Lease terms on request. Rental from £15,600 per annum (£35 per sq ft) inclusive of business rates and service charges. Available now.
2 Warner House Harrovia Business Village Bessborough Road Harrow HA1 3EX	400 sq ft 37 sq m	Chamberlain Commercial 020 8429 6899	A recently refurbished ground floor office suite with its own WCs and kitchen, complete with air-conditioning, LED lighting and fitted carpets. Harrovia Business Village is an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. 2 Warner House is on the main roadside of the Village where the owners have just completed refurbishment works to provide a fresh, self-contained ground floor office suite within the block. Available by way of a new full R & I lease. Length of the lease is to be negotiated. Rental £10,000 per annum.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	400 sq ft 37 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced office. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Debenhams Building Greenhill Way Harrow HA1 1LE	400-2,500 sq ft 37-232 sq m	Chamberlain Commercial 020 8429 6899	WareSpace is now open in Central Harrow and offers commercial space solutions for E-commerce, artisan manufacturing, offices, storage, personal trainers, charities and anyone seeking low cost business space on flexible monthly agreements. The units have great natural light and benefit from a dedicated secure loading yard, with tailgate docks, full capacity goods lifts and short stay car parking. Goods lift. Unlike self-storage centres, WareSpace customers can work permanently from inside their units. 24/7 access. Rental from £900 per month (plus VAT) inclusive of all bills and high speed internet connection.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House Honeypot Lane Stanmore HA7 1JS	430 sq ft 40 sq m	Ashton Fox 020 8022 6393	Office space in a modern, impressive office building, gated car park and CCTV. Fully furnished. Lift servicing all floors. Kitchen and WCs. Impressive entrance. Well appointed smart reception lobby. On-site cafeteria. Two board rooms available to hire. Air-conditioning. Fully furnished. Fully serviced reception. Secure key fob 24 hour access, 7 days a week. Card entry system. Cat 5 cabling. Available immediately. Available on flexible terms. Rental £23,400 per annum plus VAT inclusive of business rates, lighting, air-conditioning, heating, and cleaning service. Telephone, broadband and parking are extra.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	460 sq ft 43 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced office. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Unit 2 369 Cavendish House Burnt Oak Broadway Edgware HA8	460 sq ft 43 sq m	Harness Property Intelligence 020 3880 7050	Purpose built office building located at the junction of Burnt Oak Broadway and Camrose Avenue. Rental £11,040 per annum.
Unit 2 Harrow Square College Road Harrow HA1 2BE	497 sq ft 46 sq m	VDBM 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 £17,395 (£35 per sq ft) per annum excl.
Unit 2 Harrow Square College Road Harrow HA1 1BE	497 sq ft 46 sq m	Chamberlain Commercial 020 8429 6899	New ground floor commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The corner unit faces outwards to the square. This space would be ideal for training, offices, PT gym, coffee shop or take away. Double height space. Shell and core condition. Next to tube station. Available to let, lease terms on request. Rental £25 per sq ft.
Unit 2 Harrow Square College Road Harrow HA1 1BE	497 sq ft 46 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The 6 commercial units are spread between two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Unit 2 is a corner unit that faces outwards to the square, in the block opposite Greenhill Library. It is the smallest in Harrow Square with a net internal floor area of 497 sq ft. This space would be ideal for training, offices, PT Gym, coffee shop or take away. Rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Units 1-6, Blocks A, C & D Harrow Square College Road Harrow HA1 1AA	497-8,704 sq ft 46-809 sq m	VDBM 01923 845222	A selection of new ground floor commercial units within this prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Available on a new full R & I lease for a term to be agreed. Each individual commercial unit to be offered in a 'shell & core' condition and it is the responsibility of all incoming tenants to fit-out the premises at their own costs. Rental £35 per sq ft per annum exclusive of all other costs and outgoings such as business rates, service charges and insurance. All incoming tenants/occupiers to be reasonable for these outgoings. Unit 1 £35 per sq ft pr annum exclusive rising to £50 per sq ft in the fifth year of the lease agreement. Fronting on to College Road. May split and offer as two separate units.
Amba House 15 College Road Harrow HA1 1BA	500 sq ft 46 sq m	Ferrari Dewe & Co 020 8427 4288	Modern attractive office suite. Passenger lift, door entry system, air-conditioning, suspended ceilings with recessed lighting and a floor grid for cabling, power and telephones. Premises are unfurnished. Refurbished WCs between each floor which alternate between male and female with disabled WC on the ground floor. Available on a new flexible lease for a term to be agreed. Rental £20,000 (£40 per sq ft) per annum including electricity and service charge.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	500 sq ft 46 sq m	Harness Property Intelligence 020 3880 7050	The Winsor & Newton Building is a newly converted business hub providing flexible workspace. The first and second floors offer glass fronted cabin offices, each suitable for 2/3 workstations up to 10 workstations. The offices are conditioned and IT cabled. They are fully furnished with internet and telephones provided. On the first floor of the building is a large break-out area with kitchen. There are also kitchen facilities to second floor. A boardroom is also available with a manned reception during office hours. Rental £7,200 per annum.
Ashford House 100 College Road HA1 1BQ	500 sq ft 46 sq m	Harness Property Intelligence 020 3880 7050	A small suite located on the third floor of this 1960's office building. The building is served by an automated passenger lift and the offices provide basic accommodation, but benefit from good natural light. The suite has 1 parking space. Rental on application.
Suite 25 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	512 sq ft 48 sq m	Ashton Fox 020 8022 6393	Luxury serviced office to let in a building that has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Furnished. Secure gated on-site parking. Available immediately. Available on a yearly licence. Rental £23,040 per annum (£1,920 per calendar month) plus VAT inclusive of bills and utilities, cleaning and service charge. Other sizes are also available.
Suite 1 6 Warner House Harrobian Business Village Bessborough Road Harrow HA1 3EX	515 sq ft 48 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished ground floor left office suite in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suite is self-contained within the building with its own WCs and kitchen. The suite is air-conditioned, and benefits from LED lighting and CAT5 Cabling, via perimeter trunking. Parking available at additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental £35 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 1 Somak House Harrovian Business Village Bessborough Road Harrow HA1 3EX	515 sq ft 48 sq m	VDBM 01923 845222	Ground floor office suite. Somak House is the largest building within Harrovian Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors. Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.
6 Warner House Harrovian Business Village Bessborough Road Harrow HA1 3EX	515-3,636 sq ft 48-338 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished office suites in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suites are self-contained within the building with own WCs and kitchen. The suites are air-conditioned, and benefit from LED lighting and CAT5 Cabling, via perimeter trunking. Parking is available at an additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental £35 per sq ft.
Somak House Harrovian Business Village Bessborough Road Harrow HA1 3EX	515-3,636 sq ft 48-338 sq m	VDBM 01923 845222	Somak House is the largest building within Harrovian Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors (one of which is occupied). Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.
Unit 3 Carmine Court 202 Imperial Drive Rayners Lane HA2 7HG	543 sq ft 50 sq m	Chamberlain Commercial 020 8429 6899	Opportunity to purchase a newly built single storey office building. Open plan office space. Fitted to a high standard with air-conditioning, fully fitted kitchen, WC (DDA compliant) perimeter trunking, fitted carpets, Cat 5 cabling and LED lighting. Two car parking spaces. Carmine Court sits within a secure compound with automated security gates. For sale, price £275,000 (subject to VAT) based on a 999 year lease with a peppercorn ground rent.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 3 Carmine Court 202 Imperial Drive Rayners Lane HA2 7HG	543 sq ft 50 sq m	Harness Property Intelligence 020 3880 7050	An opportunity to purchase a newly built single storey office building. Unit 3 Carmine Court provides open plan office space of 543 sq ft. The unit is fitted to a high standard with air-conditioning, fully fitted kitchen, WC (DDA compliant) perimeter trunking, fitted carpets, Cat5 Cabling and LED lighting. There is also the benefit of two car parking spaces. Carmine Court sits within a secure compound with automated security gates. Price £325,000.
Unit 3B Harrow Square College Road Harrow HA1 1BE	575 sq ft 53 sq m	Chamberlain Commercial 020 8429 6899	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The 7 commercial units are spread between two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Unit 3B faces outwards to the square, in the block opposite Greenhill Library and has a glass panel front. The approximate net internal floor area of Unit 3B is 575 sq ft. This unit has been fitted to an open plan finish with WC waiting for an occupiers internal fit out. This space would be ideal for training, offices, PT Gym, coffee shop or possibly a creche. The unit is available to lease on terms to be negotiated. Rental upon application.
74-80 High Street Wealdstone Harrow HA3 7AF	587 sq ft 55 sq m	David Charles Property Consultants 020 8866 0001	Grade A office space with residential and a café/restaurant (1,666 sq ft) in a former police station. Refurbished to an excellent standard. Predominantly shell and core ready for tenants fit-out. New lease available for a term by arrangement 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 South Harrow HA2	590 sq ft 55 sq m	DM & Co 020 8864 5775	Office space available. Two main rooms, good sized kitchen and a shower room. Alarmed. Unfurnished. CCTV. No restriction on use. Parking for 2 to 3 cars. Rental £11,870 per annum (£989 per month) plus usual bills.
Whitefriars Avenue Harrow HA3	597 sq ft 55 sq m	Wex & Co 020 7768 0737	Second floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £30,000 per annum (£2,500 per calendar month) with business rates and service charges included. Available now.
6 Warner House Harrovia Business Village Bessborough Road Harrow HA1 3EX	600-4,276 sq ft 56-397 sq m	VDBM 01923 845222	Attractive self-contained air-conditioned office building on ground, first and second floors. Parking spaces to be available. New full R & I lease considered at a rental of £35 per sq ft.
Whitefriars Avenue Harrow HA3	640 sq ft 59 sq m	Wex & Co 020 7768 0737	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms available on application. Rental £38,400 (£60 per sq ft) per annum.

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Amba House 15 College Road Harrow HA1 1BA	640 sq ft 59 sq m	Harness Property Intelligence 020 3880 7050	Amba House is a modern and fully refurbished office building arranged over 5 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. Rental £25,000 per annum.
Burnt Oak Edgware HA8	650 sq ft 60 sq m	Wex & Co 020 7768 0737	Office with private parking. This excellent commercial property offered with an existing A2 licence includes three private offices, main reception/lobby, kitchenette, storage room and a separate bathroom which could be used for customers. Unfurnished. Possible change of use. No business rate. The parking at the front is private and there is additional on street parking at the front of the property. Lease terms available on application. Rental £19,000 (£29.23 per sq ft) per annum.
Suite 2 6 Warner House Harrowian Business Village Bessborough Road Harrow HA1 3EX	659 sq ft 61 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished ground floor right office suite in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suite is self-contained within the building with its own WCs and kitchen. The suite is air-conditioned, and benefits from LED lighting and CAT5 Cabling, via perimeter trunking. Parking available at additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental £35 per sq ft.
Suite 2 Somak House Harrowian Business Village Bessborough Road Harrow HA1 3EX	659 sq ft 61 sq m	VDBM 01923 845222	Ground floor office suite. Somak House is the largest building within Harrovian Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors. Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.
Cardoc House Station Road North Harrow HA2 6AE	689 sq ft 64 sq m	Harness Property Intelligence 020 3880 7050	A choice of 2 newly built and professionally designed office units arranged over first and second floors. The units can provide workspace of 313 sq ft, 376 sq ft or combined as 689 sq ft. Cardoc House offers brand new accommodation and each floor benefits from its own WC and kitchen, air-conditioning, LED lighting, double glazing, 3 compartment perimeter trunking with data cabling, fitted carpets and a video entry-phone system. Rental £9,233 per annum.
2 Jardine House Harrowian Business Village Bessborough Road Harrow HA1 3EX	695 sq ft 65 sq m	VDBM 01923 845222	Ground floor office suite. Two parking spaces. A new flexible three year full repairing and insuring lease with an 18 month break clause. Rental £15 per sq ft. Available immediately.

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College Road Harrow HA1	695 sq ft 65 sq m	DM & Co 020 8033 9978	Office to let in a well maintained property. Unfurnished. Lease terms on application. Rental £26,063 per annum. All service charges included. Available immediately.
High Road Harrow Weald HA3 6EL	710 sq ft 66 sq m	Property Hub Ltd 020 3478 3309	Commercial shop with E Class planning use. located on one of the busiest roads. After more than 20 years, this shop is now available for rent, offering a chance to become a part of this thriving commercial hub. Ideal opportunity for post offices, estate agent and similar sectors. Unfurnished. Storage facility at rear. Parking at rear for 4 - 6 cars. New full R & I lease will be offered of 15 or 20 Years. Four years rent review. Rental: £22,000.00 per annum. Rent free period available.
Unit 4 Harrow Square College Road Harrow HA1 1BE	712 sq ft 66 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Premises are available on a new full R & I lease for a term to be agreed. Rental £24,920 (£35 per sq ft) per annum excl.
Suite 4 6 Warner House Harrovian Business Village Bessborough Road Harrow HA1 3EX	716 sq ft 67 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished first floor right office suite in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suite is self-contained within the building with its own WCs and kitchen. The suite is air-conditioned, and benefits from LED lighting and CAT5 Cabling, via perimeter trunking. Parking available at additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental £35 per sq ft.
Suite 4 Somak House Harrovian Business Village Bessborough Road Harrow HA1 3EX	716 sq ft 67 sq m	VDBM 01923 845222	First floor office suite. Somak House is the largest building within Harrovian Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors. Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.
Suite 6 6 Warner House Harrovian Business Village Bessborough Road Harrow HA1 3EX	718 sq ft 67 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished second floor right office suite in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suite is self-contained within the building with its own WCs and kitchen. The suite is air-conditioned, and benefits from LED lighting and CAT5 Cabling, via perimeter trunking. Parking available at additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental £35 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 6 Somak House Harrovia Business Village Bessborough Road Harrow HA1 3EX	718 sq ft 67 sq m	VDBM 01923 845222	Second floor office suite. Somak House is the largest building within Harrovia Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors. Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	724 sq ft 67 sq m	SPC Property Consultants 020 8958 5789	Ground floor office to let in a secure office campus development. Kitchenette. Lift. Gas central heating. On-site security. Very well presented. Two car parking spaces. Available on a new full R & I lease, terms to be agreed. Rental £30,000 per annum plus VAT inclusive of service charge. (ref: 2SVP)
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	724-2,398 sq ft 67-223 sq m	SPC Property Consultants 020 8958 5789	Entire office building to let or three separate floors in a secure office campus development. Kitchenettes. Gas central heating. On-site security. Lift. Very well presented. Two car parking spaces per floor. Available on a new full R & I lease, terms to be agreed. Rental £30,000 per floor per annum plus VAT inclusive of service charge or £90,000 for the entire building. (ref: 2SVP)
Suite One Rama House 17 St Anns Road Harrow HA1 1JU	741 sq ft 69 sq m	Harness Property Intelligence 020 3880 7050	A rare opportunity to purchase a virtual freehold office suite in one of Harrow's most prestige mixed use buildings. Rama House has an impressive luxury entrance reception with black granite floors and dark stone clad walls accessing two passenger lifts. The first floor is given over to three office suites with full security access control, together with a large shared kitchen/break-out area and male & female WCs. Suite 1 is a high grade office arranged as open plan with two glass executive rooms, which overall measures at 741 sq ft. In addition, there is access to a walled external terrace of a further 450 sq ft. The office is fitted to a high standard, with full air-conditioning, raised access floors, suspended metal ceilings and LED lighting Total price £450,000
Suite 1 Congress House Lyon Road Harrow HA1 2EN	752 sq ft 70 sq m	VDBM 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. Rental £11,280 (£15 per sq ft) per annum exclusive.
Unit 1 113 High Street Wealdstone Harrow HA3 5DL	785 sq ft 73 sq m	Chamberlain Commercial 020 8429 6899	Ground floor unit in a new mixed use development consists of residential apartments fronted by two commercial units. The commercial space is arranged as a ground and first floor unit with shared ground floor facilities of male and female WCs, bike and bin stores. The units are to be sold in shell & core condition ready for the new owners fit-out. Available for sale on a new 999 year virtual freehold for £250,000 plus VAT.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
113 High Street Wealdstone Harrow HA3 5DL	785-1,807 sq ft 73-168 sq m	Chamberlain Commercial 020 8429 6899	A new mixed use development consists of residential apartments fronted by two commercial units. The commercial space is arranged as a ground and first floor unit with shared ground floor facilities of male and female WCs, bike and bin stores. The units are to be sold in shell & core condition ready for the new owners fit-out. Available for sale on a new 999 year virtual freehold from just £250,000 plus VAT.
Suite 2, Unit 2 Bradburys Court Lyon Road Harrow HA1 2BY	800 sq ft 74 sq m	VDBM 01923 845222	Ground floor office in a newly completed building. The space has excellent natural light. Air-conditioned. Raised floor with floor boxes. Suspended ceilings with recessed lighting. Own WC. Kitchenette. Premises are available on a new full R & I lease for a term to be agreed. Rental £28,000 per annum exclusive.
Amba House 15 College Road Harrow HA1 1BA	800 sq ft 74 sq m	Benjamin Stevens 020 8958 1118	Newly refurbished offices. Fully serviced. Modern kitchen. Fully furnished. Phone entry system. 24 hour access. Modern kitchen. Local parking. Mensfield Suite - large windows, giving lots of natural light. Lincons Suite - side office 1, glass walled office, with space for two desks. Lincons Suite - side office 2, single desk office with glass walls. Rental £2,500 per calendar month, all inclusive, except phone/internet.
Cervantes House 5-9 Headstone Road Harrow HA1 1PD	814 sq ft 76 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished bright third floor office in Central Harrow. Has the benefit of its own kitchen and WC together with boardroom facility. Available by way of a new full R & I lease. Rental £27,700 per annum incl. of service charge. Short term lease available.
Cervantes House 5-9 Headstone Road Harrow HA1	814 sq ft 76 sq m	Harness Property Intelligence 020 3880 7050	Newly refurbished, 814 sq ft office to let on third floor of Cervantes House in Central Harrow. The office has the benefit of its own kitchen and WC together with boardroom facility. Rental £27,700 per annum.
Westbury House 23/25 Bridge Street Pinner HA5 3HR	823 sq ft 76 sq m	David Charles Property Consultants 020 8866 0001	Open plan retail unit on ground floor. Partitioned meeting room/office to the front of the unit and to the rear of the unit there is a kitchen and WCs. The unit also benefits from air-conditioning, suspended ceilings and carpets. Double Glazing. Suitable for a variety of uses. Parking available nearby. Available by way of a new lease for a term by arrangement. Rental £4,115 per month plus VAT.
Lyon Road Harrow HA1	825 sq ft 77 sq m	Alexandra Park 020 7768 1347	Excellent condition office unit. Staff desk area, manager's office, store area and computer server. Kitchen, cloakroom, disabled WC. Full double glazing. Lift. On-road parking. Available now. New lease. Rent £28,000 per annum.
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	830 sq ft 77 sq m	SPC Property Consultants 020 8958 5789	Second floor office to let in a secure office campus development. Kitchenette. Lift. Gas central heating. On-site security. Very well presented. Two car parking spaces. Available on a new full R & I lease, terms to be agreed. Rental £30,000 per annum plus VAT inclusive of service charge. (ref: 2SVP)
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	844 sq ft 78 sq m	SPC Property Consultants 020 8958 5789	First floor office to let in a secure office campus development. Kitchenette. Lift. Gas central heating. On-site security. Very well presented. Two car parking spaces. Available on a new full R & I lease, terms to be agreed. Rental £30,000 per annum plus VAT inclusive of service charge. (ref: 2SVP)

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Livingstone Court Peel Road Harrow HA3 7QT	845 sq ft 79 sq m	Ashton Fox 020 8022 6393	First floor self-contained office suite to let. Large open plan area plus rooms all with windows. Own WC. Unfurnished. The unit has a secure phone entry system, gated secure on-site allocated parking for two cars included. 24 hour access. New six years lease with a three year break. Rental £20,000 per annum. VAT applicable. Available immediately.
CACI House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	850 sq ft 79 sq m	SPC Property Consultants 020 8958 5789	Neat ground floor office space, divided into five offices, in a self-contained three storey building on a secure office campus. Lift. Gas central heating. Kitchen/staff 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)
Unit 9 Churchill Court 58 Station Road North Harrow HA2 7SA	850 sq ft 79 sq m	Harness Property Intelligence 020 3880 7050	A modern ground floor office within this popular courtyard office development. Churchill Court comprises 11 office buildings with securely gated car parking. A ground floor office of 850 sq ft is available, which benefits from air-conditioning, suspended ceilings, wood flooring and quality partitioning. Rental £25,500 per annum.
Harrow One Byron Court St Johns Road Harrow HA1 2RG	865 sq ft 80 sq m	Chamberlain Commercial 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.
Edgware HA8 5AW	870 sq ft 81 sq m	Harness Property Intelligence 020 3880 7050	A suite of three offices on the first floor of this modern building close to the borders of Edgware and Burnt Oak, occupying approx. 870 sq ft. Features include air-conditioning and security during office hours and WC facilities. Rental £28,275 per annum.
St Anns Road Harrow HA1	885 sq ft 82 sq m	DM & Co 020 8033 9978	Office to let in a well maintained property. Carpeted floors. Communal kitchen area. Unfurnished. Lease terms on application. Rental £35,400 per annum. All service charges included. Available immediately.
58 Station Road North Harrow HA2	893 sq ft 83 sq m	Harness Property Intelligence 020 3880 7050	The premises are available by way of a new lease for a term by arrangement to be granted outside the provision of Section 24 - Section 28 of the Landlord & Tenant Act 1954 II. Rental £22,500.00 per annum exclusive. Service Charge & Business Rates. The current service charge figure attributable to the ground floor for this year is £5,704.00. We understand that the rateable value for the premises is £12,509.00 for 2018/19. Prospective tenants are strongly advised to reconfirm this information independently prior to legal commitment. Rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Edgware HA8 7UR	900 sq ft 84 sq m	Harness Property Intelligence 020 3880 7050	We are pleased to offer the top floor of this completely refurbished office building in an exclusive business park close to central Edgware. Comprising 900 sq ft, five bright and airy offices, with reception, ample filing space and WC facilities, this is a perfect working environment for a business wishing to create an impression. Ground Floor. Lobby. Access to upper floors by lift and stairs. Second floor. Additional Information. Service Charges. Inclusive. Parking. Two Parking Spaces will be available. Rental £35,000 per annum.
Edgware HA8 7DL	900 sq ft 84 sq m	Harness Property Intelligence 020 3880 7050	The first floor is one large main office with kitchen facilities in the lobby entrance, and a WC. Main Office: 11.23m x 7.12m. The second floor is divided into two offices which are divided by glass partitioning, one large main office and a smaller executive office. There is a kitchen area, and a WC with a shower. Main office: 7.57m x 5.07m. Second Office: 6.46m x 3.32m. Car Parking Spaces are available at the rear of the building. Service charges. Included. Rental £30,000 per annum.
Edgware HA8 7UR	900 sq ft 84 sq m	Harness Property Intelligence 020 3880 7050	The first floor is divided into three offices one large main office and two smaller offices. There is a lobby with access to separate ladies and gents WC is. The main office has a fitted kitchen unit with a single stainless steel sink unit and drainer, with white gloss finish cupboards above and below. Main office: 7.1m x 5.1m. Second office: 7.3m x 3.8m. Third office: triangular in shape, longest point to widest point 4.7m x 3.7m. The second floor is divided into two main offices, with an offset kitchenette and two separate WCs, both with hand washing facilities. Main office: 7.2m x 6.5m. Kitchenette: White gloss finish floor cupboards and worksurfaces above, and a single stainless steel sink with single drainer. Second office: 7.2m x 3.9m. Both of the offices have air-conditioning, several floor power and wi-fi connections, independent alarm and video entry systems. and recently been completely refurbished. They are in excellent decorative order, and ready to let. Rental £30,000 per annum.
Japonica House 8 Spring Villa Park Spring Villa Road Edgware HA8 7EB	925 sq ft 86 sq m	SPC Property Consultants 020 8958 5789	Ground floor office suite in a well located and excellent office campus. Air-conditioned. Heating. WCs. Gated security. 2 to 3 car parking spaces. New full R & I lease available for a term to be agreed. Rental £18,500 per annum exclusive. (ref: 8SVP LEFT)
Roxbridge Point South Harrow Arches Stanley Road South Harrow HA2 8FE	925 sq ft 86 sq m	Chamberlain Commercial 020 8429 6899	Detached, newly built commercial unit providing fully self-contained workspace. The building is finished to a high specification with air-conditioning, LED lighting system, and full power and data cabling capacity. Own WC. Fitted kitchen. Suitable for office, clinic, creche, tuition centre and wellness studio. Includes external bike racks and allocated parking for two cars. Available for purchase on a freehold basis. Price £545,000.
CACI House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	933 sq ft 87 sq m	SPC Property Consultants 020 8958 5789	First floor self-contained office suite in a secure office campus. Kitchenette. Lift. Gas central heating. Underfloor trunking. On-site security. Very well presented. Almost new double glazed windows. two car parking spaces. New full R & I lease available, terms to be agreed. Rental £24,000 per annum. Rental incentives are available. (ref: 9 SVP)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Edgware HA8	933 sq ft 87 sq m	Harness Property Intelligence 020 3880 7050	Office suite of 933 sq ft on the first floor together with two car spaces. Rental on application.
Unit 2 Junction Road Harrow HA1 1NL	950 sq ft 88 sq m	Harness Property Intelligence 020 3880 7050	The ground floor commercial space comprising 950 sq ft and located to the rear of the development in Junction Road on the approach to the Morrisons supermarket. Arranged as two rooms with fitted kitchen and single WC. The space is suitable for office use, beauty or treatment rooms, medical use such as a dental surgery or possibly educational use. Rental £23,750 per annum
Suite 2B Congress House Lyon Road Harrow HA1 2EN	962 sq ft 89 sq m	VDBM 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 £14,430 (£15 per sq ft) per annum exclusive.
Bridge House 25/27 The Bridge Wealdstone Harrow HA3 5AB	966 sq ft 90 sq m	Chamberlain Commercial 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 £19,000 per annum.
Station Road North Harrow HA2	968 sq ft 90 sq m	Blue Alpine 020 3641 9157	Self-contained office accommodation on first and second floors. Refurbished to a high standard with electric heaters, double glazing windows and phone entry system for each office. Unfurnished. Flexible terms to fit tenant's needs. Available immediately on a new lease, terms to be agreed by negotiation. Rental £20,000 (£20.64 per sq ft) per annum. VAT is not applicable to this property.
The Bridge Wealdstone Harrow HA3 5AB	980 sq ft 91 sq m	David Charles Property Consultants 020 8866 0001	Self-contained second floor office. The office has the benefit of a kitchenette, carpets, central heating, and WC facilities. The floor also has a mixture of private offices and open plan areas. Lease terms are available on application. Rental £19,500 per annum.
7-9 The Bridge Wealdstone Harrow HA3 5AB	980 sq ft 91 sq m	Harness Property Intelligence 020 3880 7050	The premises comprise a self-contained first floor office totalling 981 sq ft. The office the benefit of a kitchenette, carpets, central heating, and toilet facilities. The floor also has a mixture of private offices and open plan areas. Price on application.
8 College Road Harrow HA1 1BE	990 sq ft 92 sq m	Chamberlain Commercial 020 8429 6899	A lock-up retail unit comprising 990 sq ft and benefitting from a recent modern refurbishment. The unit is currently trading as an estate agents and is available immediately. 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 classification Use E and can accommodate all retail businesses, offices, café, wellbeing or clinic. The property is available on a new lease at £39,950 per annum for a term to be agreed. VAT may be added to the rent.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
369-391 Burnt Oak Broadway Edgware HA8 5AW	1,000 sq ft 93 sq m	Office Freedom 020 3918 9256	Contemporary business centre across five floors. Serviced offices. Air-conditioned. 24/7 access. Virtual office leasing. Comprehensive IT and communications infrastructure. Super high speed internet. Extensive window space. Meeting rooms. Kitchen. Boardroom. Manned security station. Reception area. WC. Central heating. Dedicated phone line. Furnished. dedicated car parking. Available on yearly licences with longer leases negotiable. Rental from £280 per person per month. (ref: 6419)
High Street Edgware HA8	1,000 sq ft 93 sq m	Benjamin Stevens 020 8958 1118	Fully serviced unit consisting of three floors, newly furnished, fully air-conditioned; situated in the prestigious Spring Villa Park. The first floor is for £32,000 per annum and second floor is available at £34,000 per annum. The whole unit, for a long lease, is £75,000 per annum. All bills are inclusive along with the service charge, utilities and internet (not business rates), and the tenants have access to two parking spaces. Reception: Wide spacious hallway, newly renovated. Main office: Bright office with air-conditioning. Side office: Glass wall office. Meeting room: Meeting room with carpeted floor and tall windows. Kitchen: Kitchen area with sink and long surfaces. Double Side Office. Parking and/or driveway.
Kings House Kymblerley Road Harrow HA1 1PT	1,000-7,500 sq ft 93-697 sq m	Chamberlain Commercial 020 8429 6899	Modern office building which currently has a ready made space available from 1,000 sq ft to 7,500 sq ft. Offices are arranged to provide open plan workspace, together with meeting rooms and a large kitchen/breakout area. The building has an attractive reception with 24 hour concierge security and three high speed passenger lifts. 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 & Innovation Centre Stanmore Place Honeypot Lane HA7 1BT	1,000-9,100 sq ft 93-846 sq m	Stanmore Business & Innovation Centre 020 8731 5200 www.stanmore-bic.co.uk	Brand new office space available in a professional serviced office environment. High speed fibre internet connection. CCTV. Private meeting and conference rooms. Reception facility. 24 hour access. Telephone answering. Business support service. Car parking. Lease terms and rental upon application.
Unit 4 Bradburys Court Lyon Road Harrow HA1 2BY	1,010 sq ft 94 sq m	Chamberlain Commercial 020 8429 6899	Bradburys Court forms part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq ft of commercial space. Bradburys Court is an eight storey office building with floor to ceiling windows and panoramic views. 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

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 113 High Street Wealdstone Harrow HA3 5DL	1,022 sq ft 95 sq m	Chamberlain Commercial 020 8429 6899	First floor unit in a new mixed use development consists of residential apartments fronted by two commercial units. The commercial space is arranged as a ground and first floor unit with shared ground floor facilities of male and female WCs, bike and bin stores. The units are to be sold in shell & core condition ready for the new owners fit-out. Available for sale on a new 999 year virtual freehold for £315,000 plus VAT.
Suite 5 6 Warner House Harrovian Business Village Bessborough Road Harrow HA1 3EX	1,028 sq ft 96 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished second floor left office suite in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suite is self-contained within the building with its own WCs and kitchen. The suite is air-conditioned, and benefits from LED lighting and CAT5 Cabling, via perimeter trunking. Parking available at additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental £35 per sq ft.
Suite 5 Somak House Harrovian Business Village Bessborough Road Harrow HA1 3EX	1,028 sq ft 96 sq m	VDBM 01923 845222	Second floor office suite. Somak House is the largest building within Harrovian Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors. Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.
262 High Road Harrow Weald HA3 7BB	1,032 sq ft 96 sq m	Chamberlain Commercial 020 8429 6899	A lock up shop unit which is fully fitted as a modern office space with forecourt parking for two cars. The office set-up has open plan space for 13 workstations, two dedicated meeting rooms, further office spaces and male and female WCs. Ideal for office users needing a high profile location, clinics, beauticians or possibly retail use. Alternatively, the landlord will consider other commercial uses for the property including restaurant, medical or aesthetics. Available on a new full R & I lease for a term to be agreed. The quoting rental is £27,000 per annum.
Unit 3A Harrow Square College Road Harrow HA1 1BE	1,040 sq ft 97 sq m	Chamberlain Commercial 020 8429 6899	New ground floor commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The unit faces outwards to the square opposite Greenhill library and has a glass panel front. The unit has been fitted to an open plan finish with WC waiting for an occupiers internal fit-out. Would be ideal for training, offices, PT gym, coffee shop or 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Marlborough Hill Harrow HA1	1,053 sq ft 98 sq m	Wex & Co 020 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>		
Unit 8 (3rd floor) Churchill Court 58 Station Road North Harrow HA2 7SA	1,080 sq ft 100 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx.1:440 sq ft. The offices at Churchill Court are available on flexible leases. The rental is equivalent to £22 per sq ft per annum. The rent is exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available now.
Suite 3 Rama House 17 St Anns Road Harrow HA1 1JU	1,100 sq ft 102 sq m	Chamberlain Commercial 020 8429 6899	First floor office suite in an impressive mixed use building. Fully fitted. Three full glass partitioned executive rooms with open plan workspace. Shared kitchen/breakout room. Raised floors. Air-conditioned. Impressive reception. Male/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 £565,000.
Suite 3.1 & 3.2 Monument House 215 Marsh Road Pinner HA5 5NE	1,100 sq ft 102 sq m	David Charles Property Consultants 020 8866 0001	Third floor office suite in a modern brick built office building. Prestigious entrance with an automatic passenger lift. The offices have the benefit of comfort cooling, suspended ceilings, carpets and double glazing. There are shared kitchen and WC facilities on each floor and parking is available by separate arrangement. Available by way of a new lease for a term by arrangement. Rental £19 to £25 per sq ft per annum dependent on minimum commitment.
Rama House Suite 3 17 St Anns Road Harrow HA1 1JU	1,100 sq ft 102 sq m	Harness Property Intelligence 020 3880 7050	Rama House is a mixed-use building approached via an impressive ground floor entrance lobby. The first floor consists of three office suites which benefit from a shared kitchen/break-out room and male and female WCs. Suite 3 is available to lease or purchase and comprises 1,100 sq ft NIA with two car parking spaces. The offices have a modern internal fit-out with full glass partitioned executive rooms together with open plan workspace. Price on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 3 Rama House 17 St Anns Road Harrow HA1 1JU	1,100 sq ft 102 sq m	Harness Property Intelligence 020 3880 7050	Rama House is a mixed-use building approached via an impressive ground floor entrance lobby. The first floor consists of 3 office suites which benefit from a shared kitchen/break-out room and male and female WCs. Suite 3 is available to lease or purchase and comprises 1,100 sq ft NIA with two car parking spaces. The offices have a modern internal fit-out with full glass partitioned executive rooms together with open plan workspace. Rental £33,000 per annum.
38-44 St Anns Road Harrow HA1 1LA	1,100 sq ft 102 sq m	Harness Property Intelligence 020 3880 7050	38-44 has its own ground floor entrance lobby on St Anns Road and an automated passenger lift to the second floor level. There is a choice of just three remaining suites, each with excellent natural light and all having access to a large sunny roof terrace. There are male and female WCs and a large kitchen/breakout area. Rental on application.
College Road Harrow HA1	1,100 sq ft 102 sq m	My Next Office 01633 371395	This College Road centre is opposite Harrow on the Hill tube station, making it easy to commute to the office and explore London. This centre provides 43,000 sq. Ft of serviced office space across a number of floors. It has undergone a major refurbishment programme to bring it up to the highest serviced office standards. This centre provides quality meeting rooms, prestigious reception and comfortable communal spaces, along with the latest voice and data technology. There's an almost futuristic vibe in this modern centre, where bold colours help to make the space feel bright and welcoming. A mix of retail and dining experiences can be found within walking distance, with open spaces and a golf course close by. Meeting rooms, 24 hour secure access, Wi-Fi, professional reception, break-out areas, kitchen, showers, disabled access and co-working. Lease terms on application. Rental £9,000 per annum (£750 per calendar month).
Unit 9 Bradburys Court Harrow HA1 2BY	1,122 sq ft 104 sq m	Harness Property Intelligence 020 3880 7050	An entire office floor within this contemporary new development which is considered to offer the best quality workspace in Central Harrow. This seventh Floor office has stunning London views and benefits from floor to ceiling windows, raised floors and air-conditioning. The total floor space is 1,122 sq ft but can be sub-divided to provides space from 500 sq ft. The offices are self-contained with their own washroom, shower and kitchen facilities. Rental on application.
104 College Road Harrow HA1 1BQ	1,133 sq ft 105 sq m	Chamberlain Commercial 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 Harrow HA1 1BQ	1,133 sq ft 105 sq m	Chamberlain Commercial 020 8429 6899	Fourth floor (rear) office suite benefitting from excellent natural light and 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
104 College Road Harrow HA1 1BQ	1,133-3,932 sq ft 105-365 sq m	Chamberlain Commercial 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).
St Anns Road Harrow HA1	1,138 sq ft 106 sq m	Ashton Fox 020 8022 6393	Second floor office. The building has a lift and a prominent street-level secure double door entrance lobby. Double glazed, carpeted, with a suspended ceiling, bright and airy with plenty of windows providing lots of fresh air and natural light. Facilities include a kitchenette and toilets. Features include a fire alarm, double glazing, air-conditioning, carpeting and suspended ceiling with inset lighting. The office is furnished to a very good standard. Rental £42,000 per annum or £3,500 per calendar month. No VAT. Rental includes the utilities, service charge and the business rates. Telephone and broadband are extra. Available immediately
Grove House 55 Lowlands Road Harrow HA1 3AW	1,141sq ft 106 sq m	Harness Property Intelligence 020 3880 7050	Grove House is a well maintained 1980's built office block which benefits from a large ground floor entrance reception, automated passenger lift and male & female washrooms on each floor. The third floor has recently been refurbished and divided by glass partitions into a number of small office suites. There is a cluster of 3 offices comprising of the following sizes; 236 sq ft, 430 sq ft, 475 sq ft. These offices can be rented either separately or together as a single suite of 1,141 sq ft. The offices are air-conditioned and present with new carpets and decoration. Rental from £11,800 per annum.
Rama House 17 St Anns Road Harrow HA1 1JU	1,178 sq ft 109 sq m	Harness Property Intelligence 020 3880 7050	Executive offices in this impressive mixed use building, which provide workspace from 200 sq ft to 1,178 sq ft of prestige workspace. Rama House has a distinctive granite and natural stone reception with modern dual lifts. The office suite is positioned on the first floor and is arranged as open plan with a bank of full height glass directors offices (3) plus a large meeting room, all facing into St Anns Road, with excellent natural light. The offices are fully air-conditioned, with suspended ceilings, wood effect flooring and full access raised floors. Within the common areas of the floor are contemporary male and female washrooms and a large kitchen/break-out area. Rental from £7,000 per annum.
Unit 5 Bradburys Court Lyon Road Harrow HA1 2BY	1,187 sq ft 110 sq m	Harness Property Intelligence 020 3880 7050	A stunning brand new office floor in the Lyon Square Development. These offices occupy the entire third floor of Bradburys Court and have floor to ceiling windows surrounding 1,300 sq ft of fully open plan workspace. The offices have exclusive use of male and female washrooms and there is also an open kitchen within the floorspace. Other benefits include full air-conditioning, raised floors, suspended ceiling with motion sensor LED lighting, building access control and low service charge overheads. Price £675,000.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
6 Warner House Harrovia Business Village Bessborough Road Harrow HA1 3EX	1,196 sq ft 111 sq m	VDBM 01923 845222	Ground floor in an attractive self-contained air-conditioned office building on ground, first and second floors. Parking spaces to be available. New full R & I lease considered at a rental of £35 per sq ft.
Marlborough Hill Harrow HA1	1,200 sq ft 112 sq m	Wex & Co 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.
Unit 2 Bradburys Court Lyon Road Harrow HA1 2BY	1,227 sq ft 114 sq m	Chamberlain Commercial 020 8429 6899	Bradburys Court forms part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq ft of commercial space. Bradburys Court is an eight storey office building with floor to ceiling windows and panoramic views. 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. The property is for sale on a virtual freehold basis (999 year head lease). The asking price is £750,000 plus VAT.
College Road Harrow HA1	1,250 sq ft 116 sq m	Ferrari Dewe & Co 020 8427 4288	Third floor rear office accommodation. Good natural light throughout. Suspended ceilings with recessed lighting, heating, air-conditioning carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available on application. Rental £31,250 (£25 per sq ft) plus VAT per annum exclusive.
College Road Harrow HA1	1,250 sq ft 116 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor rear office accommodation. Good natural light throughout. Suspended ceilings with recessed lighting, heating, air-conditioning carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available on application. Rental £31,250 (£25 per sq ft) plus VAT per annum exclusive.
104 College Road Harrow HA1 1BQ	1,250 sq ft 116 sq m	VDBM 01923 845222	Third floor rear office suite. Brand new office suite benefitting from heating, suspended ceilings with recessed lighting, wood flooring, perimeter trunking throughout. The premises are suitable for A2 or B1 use subject to any consents that may be necessary. Available on a new full R & I lease for a term to be agreed. Rental £25 per sq ft per annum exclusive.
104 College Road Harrow HA1 1BQ	1,250 sq ft 116 sq m	VDBM 01923 845222	Fourth floor rear office suite. Brand new office suite benefitting from heating, suspended ceilings with recessed lighting, wood flooring, perimeter trunking throughout. The premises are suitable for A2 or B1 use subject to any consents that may be necessary. Available on a new full R & I lease for a term to be agreed. Rental £25 per sq ft per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
College Road Harrow HA1	1,250 sq ft 116 sq m	Infinity Property 020 8115 1823	Third floor office (rear). Newly developed office suites in the heart of Harrow town centre. A choice of three newly developed offices available, totalling 4,250 sq ft. Large communal roof terrace. Passenger lift. Unfurnished. Available by way of a new full R & I lease for a term to be negotiated. Rental £25 per sq ft. Tenant incentives are available dependent on the length of lease. In addition to the rent there is a service charge and business rates (to be newly assessed). Available immediately.
College Road Harrow HA1	1,250-4,250 sq ft 116-395 sq m	Ferrari Dewe & Co 020 8427 4288	Office accommodation located on third and fourth floors. Good natural light throughout. Air-conditioning, heating, suspended ceilings with recessed lighting, carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available on application. Rental £25 per sq ft plus VAT per annum exclusive.
104 College Road Harrow HA1 1BQ	1,250-4,250 sq ft 116-395 sq m	VDBM 01923 845222	Third and fourth floor office suites. Brand new office suites benefitting from heating, suspended ceilings with recessed lighting, wood flooring, perimeter trunking throughout. The premises are suitable for A2 or B1 use subject to any consents that may be necessary. Available on a new full R & I lease for a term to be agreed. Rental £25 per sq ft per annum exclusive.
34 Byron Hill Road Harrow HA2 0HY	1,285 sq ft 119 sq m	David Charles Property Consultants 020 8866 0001	Ground floor offices. Gas fired central heating, a leased line, double glazing and Cat 5 cabling. To the front of the building there is one parking space whilst further business permits are available for on street parking. Price £725,000 subject to contract for the freehold interest.
32 & 34 Byron Hill Road Harrow HA2 0HY	1,285-2,237 sq ft 119-208 sq m	David Charles Property Consultants 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 £1,100,000 subject to contract for the freehold interest.
Front Suite Monument House 215 Marsh Road Pinner HA5 5NE	1,300 sq ft 121 sq m	David Charles Property Consultants 020 8866 0001	First floor office suite in a modern brick built office building. Prestigious entrance with an automatic passenger lift. The offices have the benefit of comfort cooling, suspended ceilings, carpets and double glazing. There are shared kitchen and WC facilities on each floor and parking is available by separate arrangement. Available by way of a new lease for a term by arrangement. Rental £19 to £25 per sq ft per annum dependent on minimum commitment.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 5 Bradburys Court Lyon Road Harrow HA1 2BY	1,300 sq ft 121 sq m	Harness Property Intelligence 020 3880 7050	A stunning brand new office floor in the Lyon Square Development. These offices occupy the entire third floor of Bradburys Court and have floor to ceiling windows surrounding 1,300 sq ft of fully open plan workspace. The offices have exclusive use of male and female washrooms and there is also an open kitchen within the floorspace. Other benefits include full air-conditioning, raised floors, suspended ceiling with motion sensor LED lighting, building access control and low service charge overheads. £45,000
Unit 1 Harrow Square College Road Harrow HA1 1BE	1,300-2,616 sq ft 121-243 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Can be split into two separate units. Premises are available on a new full R & I lease for a term to be agreed. Rental £91,560 (£35 per sq ft) per annum exclusive rising to £130,800 (£50 per sq ft) per annum in the fifth year of the lease agreement.
Suite 20-21 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	1,303 sq ft 121 sq m	Ashton Fox 020 8022 6393	Luxury serviced office to let in a building that has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Furnished. Secure gated on-site parking. Available immediately. Available on a yearly licence. Rental £52,116 per annum (£4,343 per calendar month) plus VAT inclusive of bills and utilities, cleaning and service charge. Other sizes are also available.
Elthorne Gate 64 High Street Pinner HA5 5QA	1,310 sq ft 122 sq m	David Charles Property Consultants 020 8866 0001	Office accommodation fitted to a high standard and benefits from air-conditioning, good natural light, newly fitted carpets and two parking spaces. The space comprises a large open plan area with a small office. There are shared male and female WCs, a dedicated kitchen and shared meeting room. Available by way of a new lease for a term by arrangement. Rental £33,500 per annum.
Middlesex House 118-134 College Road Harrow HA1 1BQ	1,348 sq ft 125 sq m	10X Rising 0121 721 7690	Office to let in a modern third floor office which takes advantage of the building's curved frontage with wall to wall windows allowing in an abundance of natural light. An occupier would benefit from air-conditioning and, double glazing. Features include a modern finish, large open space, glass partitioned offices and lift access. One allocated parking space. Rental £7,800 per annum.
135 Greenford Road Sudbury Hill Harrow HA1 3QN	1,350-10,880 sq ft 125-1,011 sq m	VDBM 01923 845222	A self-contained detached office building over four floors together with a large car parking yard for 18 car parking spaces to the rear. New flexible leases to be agreed. Our client may consider rental offers on a floor by floor basis or part floor from 1,350 sq ft upwards. Potential for redevelopment/conversion. Rental £20 per sq ft per annum exclusive. Also available freehold, guide price £4,000,000.
90 Cannon Lane Pinner HA5 1HR	1,379 sq ft 128 sq m	Harness Property Intelligence 020 3880 7050	A ground floor retail unit currently configured to provide office space, together with covered rear storage. The building provides 472 sq ft of office space with additional WCs, plus a succession of covered storage areas of a further 907 sq ft. Rental £19,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House 15 College Road Harrow HA1 1BA	1,400 sq ft 130 sq m	Harness Property Intelligence 020 3880 7050	Amba House is a contemporary office building with a large attractive entrance foyer. The building has 2 passenger lifts and video access control. At fourth floor level is a bright modern office suite comprising 1,250 sq ft and arranged to provide open plan workspace. The suite benefits from full air-conditioning, suspended ceilings with recessed lighting, laminate floors with underfloor trunking. There is potential to provide a larger office space of 1,400 sq ft if required. Rental £45,000 per annum.
Edgware HA8	1,440 sq ft 134 sq m	Harness Property Intelligence 020 3880 7050	Air-conditioned office suite on first and second floor offices together with 5/7 car spaces. Rental on application.
6 Warner House Harrobian Business Village Bessborough Road Harrow HA1 3EX	1,445 sq ft 134 sq m	VDBM 01923 845222	First floor in an attractive self-contained air-conditioned office building on ground, first and second floors. Parking spaces to be available. New full R & I lease considered at a rental of £35 per sq ft.
Kasaka House 26-28 Church Road Stanmore HA7 4AW	1,450 sq ft 135 sq m	Chamberlain Commercial 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.
Govani House 26-28 Church Road Stanmore HA7 4AW	1,450 sq ft 135 sq m	Harness Property Intelligence 020 3880 7050	Bright and airy office suite in a well maintained office building. The building entrance is adjacent to Costa Coffee on Church Road and the second floor is accessed via a passenger lift. The suite provides 1,450 sq ft of modern office space, with air-conditioning and suspended ceilings with Cat2 lighting. The offices have an open plan layout with several partitioned executive offices (five rooms and open plan). Allocated car parking to the rear of the building. Rental £37,500 per annum.
Church Road Stanmore HA7	1,450 sq ft 135 sq m	Prideview Group 020 4559 0084	Bright and airy office suite in a well maintained office building. The building entrance is adjacent to Costa Coffee on Church Road and the second floor is accessed via a passenger lift. Suite provides 1,450 sq ft of modern office space, with air-conditioning and suspended ceilings with Cat 2 lighting. The offices have an open plan layout with several partitioned executive offices (five rooms and open plan). Furnished. Fitted offices. Private kitchen. Allocated car parking to the rear of the building. Available on a new full R & I lease for a term to be agreed. The rental is £35,000 per annum (approx. £24 per sq ft). Rental is subject to VAT and exclusive of service charge, business rates and insurance costs.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Windrose Point Pynnales Close Stanmore HA7 4AG	1,464 sq ft 136 sq m	Harness Property Intelligence 020 3880 7050	Windrose Point is a brand new detached, 3-storey mixed use development which provides commercial space and ground and first floor with two luxury apartments on second floor level. The ground floor has been purchased by a dental surgery. First floor office/D1 unit and the remaining second floor apartment for sale. Windrose Point is approached through a private car park and the first floor space is accessed via security fob controlled gates. The floor has its own automated passenger lift and stair access, shared with the two upper floor apartments. The office is 1,464 sq ft Net Internal Area (152.9 sq m/1,640 sq ft) which is presented in an open plan layout with two large opening balconies. There are also pleasant views over Stanmore Tennis Club. The office has been fitted to a very high standard with air-conditioning, multiple built-in floor boxes with data and power points, additional perimeter dado-trunking, suspended ceilings with LED lighting tiles, fitted carpets and CCTV. The floor also has exclusive use of two WC cubicles and an open plan kitchen. Price £820,000.
Unit 1 Artisan Place 23 Ladysmith Road Harrow HA3	1,480 sq ft 138 sq m	Chamberlain Commercial 020 8429 6899	Artisan Place is a mixed use development built in 2015. The scheme includes a terrace of five commercial ground floor studio offices. This unit is fitted to a high and contemporary standard with a mix of open plan office space, glass meeting rooms and generous breakout areas. Fully fitted kitchen. WCs. Access to communal gardens. Carpeted floors. Fully air-conditioned. Automated LED spotlights. UPVC double glazing. Raised access floor. One allocated car parking space. Available by way of an existing 10 year lease from Feb. 2019. A new lease may be available for a term to be agreed. Rental £25 per sq ft per annum.
Kentonian Close Kenton HA3 8FF	1,500 sq ft 139 sq m	Harness Property Intelligence 020 3880 7050	Now vacant, the premises comprise a terrace of single storey office units, each benefiting from fluorescent lighting, capped off services for kitchen/tea prep points and gas central heating. Each connects to a service corridor at the rear where shared toilet facilities are available. Currently the units are arranged as follows: Unit 3 - 206 sq ft (19 sq m), Unit 4 - 224 sq ft (21 sq m), Unit 5 - 210 sq ft (19.5 sq m), Unit 7 - 224 sq ft (21 sq m), Unit 8 - 221 sq ft (20.5 sq m), Units 9&10 - 236 sq ft (22 sq m) Further storage and reception areas can be incorporated by moving internal walls. The entire property is available freehold, or individual units, by way of new 250 year leases. Price on application.
Unit 5 Harrow Square College Road Harrow HA1 1BE	1,503 sq ft 140 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Unit 5 is a self-contained space in the rear block of Harrow Square with a net internal space of 1,503 sq ft. This corner unit has glass frontage facing onto the walkway linking Harrow Square with Station Road and would be ideal for training, offices, PT Gym, or possibly a creche. Price on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 5 Harrow Square College Road Harrow HA1 1BE	1,503 sq ft 140 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Premises are available on a new full R & I lease for a term to be agreed. Rental £52,605 (£35 per sq ft) per annum excl.
Unit 5 Harrow Square College Road Harrow HA1 1BE	1,503 sq ft 140 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Unit 5 is a self-contained space in the rear block of Harrow Square with a net internal space of 1,503 sq ft. This corner unit has glass frontage facing onto the walkway linking Harrow Square with Station Road and would be ideal for training, offices, PT Gym, or possibly a creche. Rental on application.
Station Road North Harrow HA2	1,529 sq ft 142 sq m	Blue Alpine 020 3641 9157	Office to let. Comprises corner retail shop at ground floor with self-contained offices at first and second floor. Refurbished to a high standard with electric heaters, double glazing windows and phone entry system for each office. VAT is not applicable to this property. Available immediately on a new lease with flexible terms to be agreed by negotiation. Open plan retail. WC. Kitchenette. First floor: meeting room - 5.10 sq m (55 sq ft). Office Room 1 - 22.6 sq m (244 sq ft). Office room 2 - 14.4 sq m (155 sq ft). Kitchenette - 2.8 sq m (31 sq ft). WC. Second floor: Office room 3 - 22.9 sq m (246 sq ft). Office room 4 - 14.9 sq m (161 sq ft). WC. Available on a new lease with terms to be agreed by negotiation. Rental £35,000 per annum.
Unit 3 Artisan Place 23 Ladysmith Road Harrow HA3 5FE	1,540 sq ft 143 sq m	Harness Property Intelligence 020 3880 7050	Artisan Place is a mixed use development constructed in 2015 by Barratt Homes. The scheme includes a terrace of five commercial ground floor studio offices. Unit 3 comprises 1,540 sq ft and is fitted out to a high and contemporary standard with a mix of open plan offices space, glass meeting rooms and generous break-out areas. There is a fully fitted kitchen, male and female WCs and a shower facility. The unit also benefits from an outside terrace and access to communal gardens. There is 1 allocated car parking space. Other benefits include full air-conditioning, wood floors, under floor trunking, LED lighting, CCTV, UPVC double glazing. Price £625,000. Under offer.
Metroline House 118-122 College Road Harrow HA1 1BQ	1,556 sq ft 145 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished bright third floor office. Own kitchen facility. Air-conditioned. Passenger lift. Viewing highly recommended. Available 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.
Metroline House 118-122 College Road Harrow HA1 1BQ	1,556 sq ft 145 sq m	Harness Property Intelligence 020 3880 7050	Newly refurbished third floor office of approximately 1,556 sq ft to let within Metroline House, College Road, Harrow. The third floor is serviced by a passenger lift, whilst the suite provides air-conditioning and also has its own kitchen facility. Viewing highly recommended. Rental £46,680 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
20 Peterborough Road Harrow	1,572 sq ft 146 sq m	Chamberlain Commercial 020 8429 6899	An attractive period property arranged over ground and three upper floors which provides office accommodation with scope to use the ground floor for medical, estate agents or retail. The ground floor space is self-contained with independent kitchen and WC and could be leased out separately from the upper floor offices. The first and second floors provide bright offices with excellent natural light, whilst the loft space on the third floor has been converted into useable storage space. The property is for sale freehold with full vacant possession. Asking price £675,000. VAT may be applicable.
Unit 2 23 Ladysmith Road Harrow HA3 5FE	1,583 sq ft 147 sq m	Chamberlain Commercial 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.
345 Station Road Harrow HA1 2AA	1,620 sq ft 151 sq m	Harness Property Intelligence 020 3880 7050	Affordable self-contained second floor offices with ground floor entry. The floor is split into five rooms with separate kitchen and male/female WCs. Rental £18,000 per annum.
345 Station Road Harrow HA1 2AA	1,620 sq ft 151 sq m	Chamberlain Commercial 020 8429 6899	Second floor suite of offices which are arranged as a number of rooms with its own kitchen and WCs. The office rooms have good natural light, gas central heating, suspended ceilings and CAT2 lighting and perimeter trunking. Two parking spaces. Available on a new full R & I lease for a term to be agreed at an asking rent of £27,500 per annum (VAT is applicable). Available immediately.
Unit 3 Harrow Square College Road Harrow HA1 1BE	1,633 sq ft 152 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Premises available on a new full R & I lease for a term to be agreed. Rental £57,155 (£35 per sq ft) per annum exclusive.
Unit 3 Harrow Square College Road Harrow HA1 1BE	1,633 sq ft 152 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The 6 commercial units are spread between two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Unit 3 faces outwards to the square, in the block opposite Greenhill Library and has a glass panel front. The approximate net internal floor area of Unit 3 is 1,633 sq ft. This space would be ideal for training, offices, PT Gym, coffee shop or possibly a creche. Rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 3 Harrow Square College Road Harrow HA1 1BE	1,633 sq ft 152 sq m	Chamberlain Commercial 020 8429 6899	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The 6 commercial units are spread between two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Unit 3 faces outwards to the square, in the block opposite Greenhill Library and has a glass panel front. The approximate net internal floor area of Unit 3 is 1,633 sq ft. This space would be ideal for training, offices, PT Gym, coffee shop or possibly a creche. The unit is available to lease on terms to be negotiated. Rental upon application.
6 Warner House Harrovia Business Village Bessborough Road Harrow HA1 3EX	1,635 sq ft 152 sq m	VDBM 01923 845222	Second floor in an attractive self-contained air-conditioned office building on ground, first and second floors. Parking spaces to be available. New full R & I lease considered at a rental of £35 per sq ft.
29/31 Bridge Street Pinner HA5 3HR	1,637 sq ft 152 sq m	David Charles Property Consultants 020 8866 0001	Double fronted retail unit, arranged over ground floor only. Previously fitted as a coffee shop. Suitable for a variety of uses. Parking available nearby. Available by way of a new full R & I lease. Rental £60,000 per annum.
College Road Harrow HA1	1,650 sq ft 153 sq m	Wex & Co 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.
104 College Road Harrow HA1 1BQ	1,666 sq ft 155 sq m	Chamberlain Commercial 020 8429 6899	Fourth floor (front) office suite benefitting from excellent natural light and 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.
Hygeia Building 66-68 College Road Harrow HA1 1BE	1,676 sq ft 156 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Ground floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Newly refurbished welcome and reception area. 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 request. Rental £32.50 per sq ft per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Hygeia Building 66-68 College Road Harrow HA1 1BE	1,676 sq ft 156 sq m	Chamberlain Commercial 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.
Hygeia Building 66-68 College Road Harrow HA1 1BE	1,676-8,896 sq ft 156-827 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Part ground floor and part second floor office space in a premium specification office property built in 1991, arranged over ground, mezzanine and five upper floors around an impressive full height central atrium with wall-climber lifts. Reception area has been recently updated to provide an impressive entrance for occupiers and visitors. The design-led reception area features breakout 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.
3 Admiral House Cardinal Way Wealdstone Harrow HA3 5TE	1,735 sq ft 161 sq m	Chamberlain Commercial 020 8429 6899	Admiral House was constructed in the 1980's and consists of a self-contained office building arranged over ground and two upper floors. Each floor has two rooms and there are male and female WCs and a kitchen. The property has three car parking spaces. Ground floor 585 sq ft, first floor 607 sq ft and second floor 543 sq ft. The property has gas heating and double glazed windows. The previous occupier used the property as a children's nursery and some alterations may be required for office use. For sale with vacant possession. Offers in the region of £550,000 subject to contract.
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Premises are available on a new full R & I lease for a term to be agreed. Rental £61,005 (£35 per sq ft) per annum excl.
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	Chamberlain Commercial 020 8429 6899	New ground floor commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The unit is in the rear block of Harrow Square and has an extensive glass frontage facing onto a walkway. This space would be ideal for training, offices, PT gym, or possibly a creche. Double height space. Shell and core condition. Next to tube station. For sale/to let. Available to lease at a rental equal to £25 per sq ft rising to £35 per sq ft over five years or for purchase at £450 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Unit 6 is in the rear block of Harrow square and has an internal floor area of 1,743 sq ft. The unit has an extensive glass frontage facing onto the walkway linking Harrow Square with Station Road and would be ideal for training, offices, PT Gym, or possibly a creche. Price on application.
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Unit 6 is in the rear block of Harrow square and has an internal floor area of 1,743 sq ft. The unit has an extensive glass frontage facing onto the walkway linking Harrow Square with Station Road and would be ideal for training, offices, PT Gym, or possibly a creche. Rental on application.
College Road Harrow HA1	1,750 sq ft 163 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor front office accommodation. Good natural light throughout. Suspended ceilings with recessed lighting, heating, air-conditioning carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available on application. Rental £43,750 (£25 per sq ft) per annum exclusive.
104 College Road Harrow HA1 1BQ	1,750 sq ft 163 sq m	VDBM 01923 845222	Fourth floor front office suite. Brand new office suite benefitting from heating, suspended ceilings with recessed lighting, wood flooring, perimeter trunking throughout. The premises are suitable for A2 or B1 use subject to any consents that may be necessary. Available on a new full R & I lease for a term to be agreed. Rental £25 per sq ft per annum exclusive.
116 College Road Harrow HA1 1BQ	1,776 sq ft 165 sq m	Harness Property Intelligence 020 3880 7050	The property, 116 College Road, is an attractive dark red brick building with rear car parking access via Junction Road. We are offering the entire ground floor suite which is 1776 sq ft and benefits from gas central heating, comfort cooling, its own male and female WCs, a fitted kitchen and car parking. Rental £30,192 per annum.
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	1,777 sq ft 165 sq m	VDBM 01923 845222	Part first floor rear office suite with modern ceiling and lighting. Gas fired central heating via radiators. Automatic passenger lift. Four allocated parking spaces. The premises are available on a new full R & I lease for a term to be agreed. Rental £30,000 per annum exclusive. Available immediately.
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	1,777-3,785 sq ft 165-352 sq m	VDBM 01923 845222	Part first floor rear and part second floor front office suites with modern ceiling and lighting. Gas fired central heating via radiators. Automatic passenger lift. Four allocated parking spaces. The premises are available on a new full R & I lease for a term to be agreed. Rental £63,900 per annum exclusive for both suites. Available immediately.
College Road Harrow HA1	1,800 sq ft 167 sq m	Wex & Co 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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Camrose House 2A Camrose Avenue Edgware HA8 6EG	1,810 sq ft 168 sq m	Office Freedom 020 3918 9256	Ground floor in a modern two storey stand alone office building. Four car parking spaces. Electricity will be recharged monthly. Great transport links nearby. Lease terms and rental on request. (ref: 85836)
Camrose House 2a Camrose Avenue Edgware HA8 6EG	1,810 sq ft 168 sq m	Michael Berman & Co 020 8346 5100	Ground floor of a two storey detached office building currently partitioned to provide a reception area, six 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 four 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.
Bank House 7 St Johns Road Harrow HA1 2EY	1,912 sq ft 178 sq m	Harness Property Intelligence 020 3880 7050	Bank House is an attractive 1980's brick built office building, arranged over ground and 3 upper floors. There is an attractive ground floor entrance lobby and an automated passenger lift to all floors. The entire second floor is available to let, comprising approximately 1,912 sq ft and arranged as 6 rooms and a central open plan area. The suite has its own kitchen with male and female WCs on the communal landing. There is also the benefit of two car parking spaces. Rental £47,800 per annum.
Westbury House 23/25 Bridge Street Pinner HA5 3HR	2,000 sq ft 186 sq m	David Charles Property Consultants 020 8866 0001	Ground floor office 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. Lease terms available on application. Rental £8,333.33 per month plus VAT inclusive.
Westbury House 23/25 Bridge Street Pinner HA5 3HR	2,000 sq ft 186 sq m	Chamberlain Commercial 020 8429 6899	Westbury House is a modern building with attractive bright office suites facing an attractive central atrium. The suites have air-conditioning and full access raised floors, male and female WCs and kitchens on each floor. Furnished. There is parking to the rear of the building. Currently available is 300 sq ft on ground floor rear and 2,000 sq ft on second floor level which can be divided into two suites. Available to lease on a full R & I basis for a term to be agreed. Further details of costs and terms available upon request. There is also a ground floor retail unit of 823 sq ft available.
The Hub 14 Havelock Place Harrow HA1 1LJ	2,000 sq ft 186 sq m	Harness Property Intelligence 020 3880 7050	Havelock Hub is an exciting new office centre in the heart of Harrow town centre. This new business hub offers impressive private office suites, open plan co-worker space, modern meeting rooms and large attractive break-out areas. The office space is bright and interesting, with exposed steel frame and full air-conditioning. Photos are typical examples of the clients similar projects. Rental on application.
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	2,008 sq ft 187 sq m	VDBM 01923 845222	Part second floor front office suite with modern ceiling and lighting. Gas fired central heating via radiators. Automatic passenger lift. Four allocated parking spaces. The premises are available on a new full R & I lease for a term to be agreed. Rental £33,900 per annum exclusive. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
254-256 Northolt Road South Harrow HA2 8DZ	2,021 sq ft 188 sq m	Chamberlain Commercial 020 8429 6899	Former Lloyds Bank building offers a double width retail frontage in the busy and thriving shopping area. The accommodation is split level and suitable for a wide range of commercial uses. The ground floor former banking hall provides approximately 1,512 sq ft of level trading space. Stepping down to a rear ancillary area is a further 689 sq ft which contains a strong room, office, kitchen/staff room and male and female WCs. There is access at the lower level to a rear service road where there is a small yard space with parking for two cars. Two flats at first floor level are available by separate negotiation. New lease available on a new full R & I lease for a term to be agreed. Rental £65,000 per annum, excl. of business rates, VAT and all other outgoings.
21-23 The Bridge Wealdstone Harrow HA3 5AG	2,024 sq ft 188 sq m	Harness Property Intelligence 020 3880 7050	The premises comprises a character office building in excellent decorative order that has been occupied by a firm of solicitors for a number of years. The ground floor comprises of a welcoming reception area, open plan office and a number of individual offices. The first floor comprises of a board room, storage room and two self-contained offices. The building also has kitchen and toilet facilities on ground floor and four parking spaces to the rear accessed via Masons Avenue. Price on application.
Edgware HA8	2,045 sq ft 190 sq m	Harness Property Intelligence 020 3880 7050	Modern air-conditioned office suite on part first floor. Rental on application.
23-25 Bridge Street Pinner HA5	2,120 sq ft 197 sq m	Office Freedom 020 3918 9256	Second floor front and rear managed office suite. Breakout space. Air-conditioned. Cleaning services. Walking distance to Pinner station. High street location. Lease terms on request. Rental £8,300 per calendar month. (ref: 65015)
Unit 3 Churchill Court 58 Station Road North Harrow HA2 7SA	2,200 sq ft 204 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx. 1:440 sq ft. The offices at Churchill Court are available on flexible leases. The rental is equivalent to £22 per sq ft per annum. The rent is exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available now.
Unit 3 Masters Court Lyon Square Harrow HA1 2BT	2,364 sq ft 220 sq m	Chamberlain Commercial 020 8429 6899	The final remaining unit in the popular new development of Lyon Square. Masters Court consists of six two storey commercial units, five of which have now been sold to medical, office and storage users. Unit 3 is over ground and first floors, in shell and core condition and offers a buyer the opportunity to create something special. The ground floor has lofty ceiling heights and scope to install a feature staircase. The first floor has stunning floor to ceiling windows which look onto attractive landscaped gardens. The high eaves height may also appeal to E-commerce or storage users. Available to buy or rent. Lease terms and rental are on request. Price £950,000.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 Masters Court Lyon Road Harrow HA1 2BU	2,377 sq ft 221 sq m	Harness Property Intelligence 020 3880 7050	Masters Court offers five adjoining commercial units, each with ground and first floors ranging from 2,377 sq ft to 12,724 sq ft. The units have high ceilings and full floor to ceiling glazing. The units are in shell and core condition or can be fitted out by the developer. Price £1,070,000.
Unit 2 Masters Court Lyon Road Harrow HA1 2BU	2,377 sq ft 221 sq m	Harness Property Intelligence 020 3880 7050	Masters Court offers 5 adjoining commercial units, each with ground and first floors ranging from 2,377 sq ft to 12,724 sq ft. The units have high ceilings and full floor to ceiling glazing. The units are in shell and core condition or can be fitted out by the developer. Rental £86,000 per annum.
Cavendish House 369 Burnt Oak Broadway Edgware HA8 5AW	2,405 sq ft 224 sq m	Michael Berman & Co 020 8346 5100	Self-contained office suite on part first floor in excellent condition. Currently partitioned to provide a mixture of private offices and open plan areas. Commissionaire. Entryphone. Passenger lift. WCs. Wooden flooring. Air-conditioning. Raised floor. Underfloor heating. Kitchen. Four 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 inclusive.
4,6 & 6a Village Way East Rayners Lane HA2 7LU	2,580 sq ft 240 sq m	David Charles Property Consultants 020 8866 0001	The premises comprise a ground floor double lock-up shop with a full height glazed shopfront, an external security shutter, gas-fired central heating, alarms, and kitchen and WC facilities. May be suitable for office use. The rear of the property has been extended to create a storage area. Rear access is available by way of the service road with access from Park Drive and there is a concrete forecourt which can accommodate one vehicle. The upper parts comprise a single two-bedroom maisonette over first and second floors with kitchen and WC facilities. The entire property is sold with vacant possession. The maisonette requires comprehensive refurbishment. Price £1,050,000.
Unit 1 Harrow Square College Road Harrow HA1 1BE	2,616 sq ft 243 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The 6 commercial units are spread between two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Unit 1 is the largest unit in Harrow Square with an approximate net internal floor area of 2,616 with the ability to split into 2 or 3 separate units of various sizes. The unit has extensive glass front and return frontage and is ideal for restaurants, training, offices, PT Gym, or possibly a creche. Rental on application.
Hygeia Building 66-68 College Road Harrow HA1 1BE	2,700 sq ft 251 sq m	Bray Fox Smith 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. Fully accessible raised floors. EPC rating: C. Seven car parking spaces. The suite is held on an existing lease until March 2025. Rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
21-23 The Bridge Wealdstone Harrow HA3 5AG	2,708 sq ft 252 sq m	Chamberlain Commercial 020 8429 6899	The property has a front street level entrance on The Bridge directly opposite Harrow & Wealdstone Station. On entering at ground floor level there is a good size reception area leading to three office rooms, kitchen and staff room. On the first floor level is a further five offices over a split level and a single WC. Stairs lead down to the lower level entrance where there is a further WC (currently removed). There is a further self-contained office suite at lower ground floor level and accessed via Masons Avenue. The property has a rear car park with five spaces. The property is for sale freehold. The asking price is £925,000 with vacant possession or the benefit of the income from the lower ground floor office suite. The lower ground floor is let, the current income is £12,000 per annum.
5 Jardine House Harrovia Business Village Bessborough Road Harrow HA1 3EX	2,864 sq ft 266 sq m	VDBM 01923 845222	Attractive self-contained air-conditioned office building on ground, first and second floors. 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.
Kings House Kymberley Road Harrow HA1 1PT	2,899 sq ft 269 sq m	Harness Property Intelligence 020 3880 7050	Kings House is a modern office building which currently has a ready made suite available of 2,899 sq ft. The 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 3 high speed passenger lifts. The third floor is fully refurbished with full air-conditioning and under-floor trunking. There is also the benefit of generous parking. Rental £340,242 per annum.
38-44 St Anns Road Harrow HA1 1LA	2,900 sq ft 270 sq m	Chamberlain Commercial 020 8429 6899	A commercial space in prime location offering 2,900 sq ft of built accommodation together with an external terrace of a further 2,500 sq ft. The property is on the second floor above the new B&Q unit. The unit has its own ground floor entrance with large signage space, which leads to an entrance lobby with a private lift and stairs to the second floor. Currently arranged as offices but has E class planning consent. The property may also lend itself to a restaurant, members club, shisha lounge, gym or a medical centre. New lease available, term to be agreed. Alternatively the property can be purchased on a new 999 year lease. Rental £125,000 per annum. Sale price £1,450,000.
Edgware HA8	3,014 sq ft 280 sq m	Harness Property Intelligence 020 3880 7050	Air-conditioned office floor on the entire sixth floor together with six car spaces. Price on application

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 11 Churchill Court 58 Station Road North Harrow HA2 7SA	3,030 sq ft 282 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx.1:440 sq ft. The offices at Churchill Court are available on flexible leases. The rental is equivalent to £22 per sq ft per annum. The rent is exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available now.
Hill House 67-71 Lowlands Road Harrow HA1 3AW	3,185-10,017 sq ft 296-931 sq m	Robert Irving Burns 020 8128 0467	Newly refurbished high quality office HQ suitable for business Class E (offices, medical, leisure etc.). Prominent building offers unrivalled amenities in a prime location. Enhanced and rebranded adding a selection of amenities. Zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Full access flexible raised floor system. Excellent natural light. High quality carpeting. Parking for up to 14 cars in a secure ground floor car park (additional parking is possible in a private access road). New effective full R & I lease(s) available for a term to be agreed. Rental from £95,190 (£29.89 per sq ft) per annum.
Edgware HA8 7DD	3,200 sq ft 297 sq m	Harness Property Intelligence 020 3880 7050	An opportunity to acquire the whole first floor of this office block on The High Street, close to central Edgware, with a floor area of approximately 3,200 sq ft. The suite comprises a huge main office area, with three sub-offices, a large kitchen/staff room, a file room and a server room. There is air-conditioning, lift access and also parking at the rear of the building. Rental £45,000 per annum.
Masters House 1 Marlborough Hill Harrow HA1 1UX	3,200 sq ft 297 sq m	Harness Property Intelligence 020 3880 7050	Masters House is a brand new B1 office development offering Grade A office space over ground and 3 upper floors. The floors can be purchased on a new 999 year lease. The entire building provides 4,970 sq ft of Net Internal Area. The offices are finished to a good standard with air-conditioning, male and female WCs and kitchens on every floor. There is also private parking allocated to each floor. Rental on application.
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	3,200-10,017 sq ft 297-1,389 sq m	Ferrari Dewe & Co 020 8427 4288	Prominent self-contained four storey office building. Completely refurbished. State of the art zoned LED energy saving lighting. Full accessed raised floor system. Excellent natural light on all sides. Luxury WCs and changing rooms. High quality carpeting. Automatic passenger lift. 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 from £30 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
1-9 The Bridge Wealdstone Harrow HA3 5AB	3,216 sq ft 299 sq m	David Charles Property Consultants 020 8866 0001	The building comprises of three ground floor retail units with first and second office floors above. The ground and first floor of the building are currently occupied whilst the second floor comprises of a number of small refurbished office suites. The building may be suitable for conversion to residential subject to planning. Freehold interest of the building is available subject to existing tenancies. Price £1,200,000 subject to contract.
Grove House 55 Lowlands Road Harrow HA5 5PZ	3,374 sq ft 314 sq m	Chamberlain Commercial 020 8429 6899	A rare opportunity to purchase high quality offices with parking in Harrow town centre. 4th Floor Grove House presents possibly the best office space in the Harrow ownership market and gives 3,374 sq ft with five car parking spaces, located adjacent to Harrow-on-the Hill Station. The floor is fully fitted to provide bright contemporary offices with exposed services, a large kitchen break-out space with full catering facilities, Open plan workspace, glass partition meeting rooms and executive offices, together with showroom/ reception space. The property consists of the entire fourth floor of Grove House and is held on a virtual freehold 999 year lease from 2005. Priced at £600 per sq ft to include five car spaces - £2,025,000 plus VAT is applicable.
Qualitas House 100 Elmgrove Road Harrow HA1 2RW	3,577 sq ft 332 sq m	Chamberlain Commercial 020 8429 6899	Qualitas House is an office and warehouse facility fronting the Crystal Centre Business Park on Elmgrove Road. The offices and car park are positioned directly on Elmgrove Road away from the rear warehouse facility. The offices are wrapped in a glass cladding and provide modern workspace of approximately 3,577 sq ft. Also available separately is adjoining warehouse space of 2,500 sq ft with full loading facilities and yard area. Rent £89,500 per annum (£25 per sq ft). Available by way of a new full R & I sub-lease for a term of 1-4 years.
Unit 1 Churchill Court 58 Station Road North Harrow HA2 7SA	3,825 sq ft 355 sq m	David Charles Property Consultants 020 8866 0001	Office premises situated within a modern, purpose-built office development. The building is an end of terrace brick property at the front of the scheme 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 (£22 per sq ft) per annum excl.
Unit 1 Churchill Court 58 Station Road North Harrow HA2 7SA	3,825 sq ft 355 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx.1:440 sq ft. The offices at Churchill Court are available on flexible leases. The rental is equivalent to £22 per sq ft per annum. The rent is exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Masters House 1 Marlborough Hill Harrow HA1 1UX	4,035 sq ft 375 sq m	Harness Property Intelligence 020 3880 7050	Masters House is a brand new B1 office development offering Grade A office space over ground and three upper floors. The floors can be purchased on a new 999 year lease. The entire building provides 4,970 sq ft of Net Internal Area. The offices are finished to a good standard with air-conditioning, male and female WCs and kitchens on every floor. There is also private parking allocated to each floor. Price £605,250.
Masters House 1 Marlborough Hill Harrow HA1 1UX	4,035 sq ft 375 sq m	Harness Property Intelligence 020 3880 7050	Masters House is a brand new B1 office development offering Grade A office space over ground and three upper floors. The floors can be purchased on a new 999 year lease. The entire building provides 4,970 sq ft of Net Internal Area. The offices are finished to a good standard with air-conditioning, male and female WCs and kitchens on every floor. There is also private parking allocated to each floor. Rental on application.
OneSixSix 166 College Road Harrow HA1 1BH	4,144 sq ft 385 sq m	Avison Young 020 7493 2180 Chamberlain Commercial 020 8429 6899 VDBM 01923 845222	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. Nine 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 166 College Road Harrow HA1 1BH	4,144-8,392 sq ft 385-780 sq m	Avison Young 020 7493 2180 Chamberlain Commercial 020 8429 6899 VDBM 01923 845222	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.
St Anns Road Harrow HA1	4,164 sq ft 387 sq m	Ashton Fox 020 8022 6393	Entire second floor for sale. The building has a lift to all floors. Entrance is provided by a prominent, secure card-accessed, street-level double door leading to a spacious lobby, with post boxes to one side and a lift and carpeted staircase to all the floors. The second floor has been divided into five office suites, some with multiple rooms within them, communal areas, ladies and gents toilets and kitchens. The larger suites have their own kitchenettes. The offices are double glazed, carpeted, with gas central heating, air-conditioning, Cat 5 cabling, suspended ceilings and inset lighting. They are bright and airy with plenty of windows providing fresh air and natural light. The offices to the front overlook the bustling St Ann's Road walkway. Most of the units are already let with a one year lease/AST in place. Virtual Freehold. 999 years Lease which started in 2018. Gross annual rental income £121,924. Asking Sale price £1,500,000.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
OneSixSix 166 College Road Harrow HA1 1BH	4,248 sq ft 395 sq m	Avison Young 020 7493 2180 Chamberlain Commercial 020 8429 6899 VDBM 01923 845222	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.
Kirkland House 11-15 Peterborough Road Harrow HA1 2AX	4,714 sq ft 438 sq m	Harness Property Intelligence 020 3880 7050	A choice of two newly refurbished office floors occupying the entire ground and second floor of this modern and immaculately maintained building. Each floor provides 2,357 sq ft of open plan space, with new suspended ceilings, motion sensor LED lighting, new carpets and decorations. There is allocated car parking to the rear of the property. Rental £76,602 per annum.
Masters House 1 Marlborough Hill Harrow HA1 1UX	4,970 sq ft 462 sq m	Harness Property Intelligence 020 3880 7050	Masters House is a brand new B1 office development offering Grade A office space over ground and three upper floors. The building can be leased as a single self-contained office or on a floor by floor basis. The ground floor space is 938 sq ft and the three upper floors are 1,344 sq ft each. The entire building provides 4,970 sq ft of Net Internal Area. The offices are finished to a good standard with air-conditioning, male and female WCs and kitchens on every floor. There is also private parking allocated to each floor. Rental £30,000 per annum.
33/35 Bridge Street Pinner HA5 3HR	5,000 sq ft 465 sq m	David Charles Property Consultants 020 8866 0001	Large double fronted retail unit with the benefit of an open plan sales area that is arranged over ground floor only. Suitable for a variety of uses. Parking available nearby. Available by way of a new full R & I lease. Rental £150,000 per annum.
Stanmore Business & Innovation Centre Howard Road Stanmore HA7 1BT	5,000 sq ft 465 sq m	Harness Property Intelligence 020 3880 7050	Stanmore Place is a prestigious mixed use development by St Edwards Homes (part of Berkeley Group) and comprises 816 homes together with 80,000 sq ft of commercial offices, retail and parking. The development occupies a 20 acre site which is attractively landscaped. The available space ranges from 500 to approximately 5,000 sq ft. There is secure on site parking and facilities include shops and a creche. The office suites each have glazed fascia entrances with shared WC and kitchen facilities. The space is arranged over ground and three upper floors. Offices are currently open plan and can be configured to suit most size requirements. Rental from £20,000 per annum.
Lexicon Gayton Road Harrow HA1 2HH	5,139 sq ft 478 sq m	Harness Property Intelligence 020 3880 7050	A ground floor commercial unit forming part of the new Fairview Homes Lexicon Development. This mixed use scheme provides high quality residential apartments with landscaped gardens and secure parking. The ground floor unit totals 5,130 sq ft GIA and is currently in shell and core condition. The accommodation will be fitted to Category A standard by the owner, ready for a tenants internal fit-out. The unit has excellent natural light and several points of entry, allowing in to be sub-divided into self-contained space from approximately 2,000 sq ft upwards. There is also allocated and gated car parking. Rental from £65,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 5 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,269 sq ft 583 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £156,725 per annum (£25 per sq ft).
31-33 College Road Harrow HA1 1EJ	6,450-7,500 sq ft 599-697 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to lease a town centre commercial space in a prime and convenient location on highly economical lease terms. The accommodation on offer consists of a commercial basement which sits below a parade of shops. The space is currently in basic shell condition with stairway access. There is redundant mechanical car lift from the rear of the property which could be re-commissioned. The landlords could also provide a passenger lift if required (subject to planning and terms to be agreed). The unit could be adapted to accommodate a wide range of commercial uses such as town centre storage, dark kitchen, car sales and hire, gym, dance or yoga studios, soft play centre, banqueting hall, leisure use, faith and community hall, e-commerce units, nightclub, safety deposit centre, etc. Available by way of a new lease for a term to be agreed. The initial guide rent is £17 per sq ft per annum exclusive of business rates and all other outgoings.
Hygeia Building 66-68 College Road Harrow HA1 1BE	7,220 sq ft 671 sq m	Chamberlain Commercial 020 8429 6899	Second floor offices (part) in what is considered to be one of Harrow's best office buildings which features an impressive full height central glass atrium reception. The suite will be fully refurbished and has excellent natural light with windows to the front of the building and to the central glass atrium. The ground floor reception has been newly refurbished and has a 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)
Hygeia Building 66-68 College Road Harrow HA1 1BE	7,220 sq ft 671 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Second floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Newly refurbished welcome and reception area. 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 request. Rental £32.50 per sq ft per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 6 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,631 sq ft 709 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £190,775 per annum (£25 per sq ft).
Unit 4 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,854 sq ft 730 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £196,350 per annum (£25 per sq ft).
Westbury House 23/25 Bridge Street Pinner HA5 3HR	7,974 sq ft 741 sq m	Chamberlain Commercial 020 8429 6899	A prime mixed use commercial investment in the heart of Pinner Village. Westbury House consists of a two ground floor retail units together with office space arranged over rear of ground and three upper floors. There is also a car park arranged over two level to the rear of the property. Westbury House was constructed in the 1989 and still provides contemporary office space. A key feature of the building is a central atrium which provides each office suite with excellent natural light. The offices are fully air-conditioned with raised floors and suspended ceilings. Each floor has male and female WCs. The property investment is for sale freehold with the benefit of the existing tenancies and rental income. Offer is the region of £5,000,000 plus VAT.
Unit 2 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,029 sq ft 839 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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. 7 car parking spaces. Available by way of a new full R & I lease. Rental £225,725 per annum (£25 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House 15 College Road Harrow HA1 1BA	9,379 sq ft 872 sq m	Ashton Fox 020 8022 6393	First and second floors available to buy. Amba House is a six-storey red brick commercial building with a lift, and flexible office spaces to let. Entry is provided via a prominent, secure card-accessed, street-level double door leading to a smart and spacious lobby, with a lift and staircase to all floors. The well-lit corridors have spacious, bright offices opening on either side. The furnished offices and corridors are carpeted, have double glazing, electric heating and air-conditioning and Cat 6 cabling. Both gents and ladies facilities and kitchens are located on each floor. The lift services all the floors. The office units are let with a one year lease/AST in place. Virtual freehold. 999 years. Lease which started in 2016. Total gross rental income £314,238 per annum. Asking sale price £4,400,000.
Unit 9 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,413 sq ft 875 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £235,325 per annum (£25 per sq ft).
Kings House Kymberley Road Harrow HA1 1PT	10,469 sq ft 973 sq m	Harness Property Intelligence 020 3880 7050	Kings House is a modern office building which currently has a single floor available of 10,469 sq ft which can be sub-divided to a minimum of 2,500 sq ft. The building has an attractive reception with 24 hour concierge security and 3 high speed passenger lifts. The third floor is fully refurbished with full air-conditioning and under-floor trunking. There is also the benefit of generous parking. Rental from £81,250 per annum.
<u>Offices</u>	<u>1,000 - 1,999 sq m</u>		
Unit 3-6 Masters Court Lyon Road Harrow HA1 2BU	12,724 sq ft 1,183 sq m	Harness Property Intelligence 020 3880 7050	Masters Court offers four adjoining commercial units, each with ground and first floors ranging from 2,377 sq ft to 12,724 sq ft. The units have high ceilings and full floor to ceiling glazing. Units are in shell and core condition or can be fitted out by the developer. Price £1,070,000.
Unit 3 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	13,382 sq ft 1,244 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £334,550 per annum (£25 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Garden House 5 St Johns Road Harrow HA1	14,649 sq ft 1,361 sq m	Chamberlain Commercial 020 8429 6899	Prime town centre development opportunity with planning consent for 140 bedroom hotel, with ancillary restaurant and bar, 12 storeys over lower ground, with a gross internal floor area of 55,089 sq ft (5,118 sq m). Major travel links to Central London. Within the heart of Harrow Housing Zone. Scope for co-living or mixed use development (subject to planning permission. The site forms part of the Greenhill Place regeneration area with adjacent new residential ranging from 7 to 16 storeys. The site currently accommodates a five storey office building of 14,649 sq ft (1,361 sq m) with a gated 20 space car park. Sale price £6,250,000 for the freehold.
Garden House 5 St Johns Road Harrow HA1 2EE	15,101 sq ft 1,403 sq m	Harness Property Intelligence 020 3880 7050	Garden House is an attractive 1980's office building arranged over lower ground and five upper floors. The building is 15,101 sq ft in total and has its own gated car park with 20 spaces. There is an automated passenger lift and a large roof terrace. Floor plans are available upon request. Price on application.
Unit 11 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	16,646 sq ft 1,547 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £416,150 per annum (£25 per sq ft).
Unit 1 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	17,891 sq ft 1,663 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 8.5m eaves height. Solar controlled double glazing. 50kN/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 £447,275 per annum (£25 per sq ft).
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	21,300 sq ft 1,980 sq m	Telsar 020 3333 2222	Prominent self-contained headquarters building with securely gated yard (0.39 acres). Total site area is 0.66 acres. 3-phase power and gas (capped). Lighting. Passenger lift. High quality office accommodation on three floors. Minimum eaves 5.5m rising to 6.7m. Two electric roller shutter doors. Disabled, male & female WCs. Translucent roof panels. Concrete floor. Walking distance to Headstone Lane Station. Available leasehold. Rental £15 per sq ft. Price £425,000. VAT applicable.
<u>Offices</u>	<u>2,000 sq m or greater</u>		
None			

Affordable Workspace

www.eatworkart.com

Further Information

For details of additional office premises please visit:

www.movehut.co.uk

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

www.theofficeproviders.com

www.offices.org.uk

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Industrial / Warehousing</u>	<u>0 - 99 sq m</u>		
Big Yellow Harrow 1 Eastman Road Harrow HA2 6QQ	125-500 sq ft 12-46 sq m	Big Yellow Self Storage 020 3089 6571	Warehouse to let. Extended hours access. Vehicle pod point. Forklift service. No business rates to pay. Store from as little as seven days. Large, free car parking. Individually alarmed rooms with pin code access. 24 hour externally monitored CCTV. Open seven days a week during trading hours. Someone to accept your deliveries. Various room sizes available starting from 125 sq ft to 500 sq ft. Prices vary depending on size and availability and are available on application.
Whitefriars Studios Whitefriars Avenue Wealdstone Harrow HA3 5RN	293-5,360 sq ft 27-498 sq m	Chamberlain Commercial 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. Rental £500 to £1,000 per month.
Debenhams Building Greenhill Way Harrow HA1 1LE	400-2,500 sq ft 37-232 sq m	Chamberlain Commercial 020 8429 6899	WareSpace is now open in Central Harrow and offers commercial space solutions for E-commerce, artisan manufacturing, offices, storage, personal trainers, charities and anyone seeking low cost business space on flexible monthly agreements. The units have great natural light and benefit from a dedicated secure loading yard, with tailgate docks, full capacity goods lifts and short stay car parking. Goods lift. Unlike self-storage centres, WareSpace customers can work permanently from inside their units. 24/7 access. Rental from £900 per month (plus VAT) inclusive of all bills and high speed internet connection.
Phoenix Business Centre Rossllyn Crescent Harrow HA1 2SP	450-10,000 sq ft 42-929 sq m	Phoenix Business Centre 020 8861 3311	Over 40 individual industrial units. Secured gated site. CCTV monitored. 24 hour access, access via electronic entry/exit system after 10pm. On-site allocated and controlled parking. All units have secure roller shutters. Further details on request.
Unit 1 Frogna Avenue Harrow HA1 2SG	911-1,822 sq ft 85-169 sq m	Chamberlain Commercial 020 8429 6899	Warehouse unit consisting of a ground floor space of 911 sq ft, together a full mezzanine floor providing a further 911 sq ft of fitted offices. The unit has an original eaves height of 17ft (currently 13.5ft below mezzanine). There is a roller shutter loading door and parking for two cars. Available by way of a new full R & I lease for a term to be agreed. Rental £25,000 per annum. No service charge.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Langham House 320a Uxbridge Road Hatch End Pinner HA5 4HR	962-1,924 sq ft 89-179 sq m	Chamberlain Commercial 020 8429 6899	A well presented two storey commercial building provided ground floor storage/light industrial space with bright modern office space at first floor level. Each floor is approximately 962 sq ft and the building has designated parking for three cars. The ground floor has three roller shutter loading doors and a small kitchen and WC. The first floor has a separate entrance and offers air-conditioned offices with male and female WCs and a kitchen. New full R & I lease available. Rental £30,000 per annum.
Unit 4 Phoenix Works Cornwall Road Hatch End HA5 5UH	990 sq ft 92 sq m	Chamberlain Commercial 020 8429 6899	Phoenix Works is a single storey industrial/warehouse unit sitting within a securely fenced yard area. The unit consists of 2,808 sq ft and the total site area is 5,400 sq ft providing external storage space for up to 10 cars or additional container storage. The property is currently arranged a 5 units which are occupied under short term licence agreements, producing an income of £41,500 per annum inclusive of utilities. The current estimated rental value is £56,000 per annum (based on £25 per sq ft). There are solar panels on the roof which generate a further income of £3,000 per annum. Full vacant possession is available if required. The property is available for purchase on a freehold basis. The asking price is £925,000 (Nine Hundred Thousand Pounds). The property can be purchased with the benefit of the short term income from the existing licence agreements.
<u>Industrial / Warehousing</u>	<u>100 - 499 sq m</u>		
Unit F1 Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	1,300 sq ft 121 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to rent low cost, recently refurbished industrial units on Phoenix Business Estate. Available by way of three year short term agreements on fixed terms. Ideal for storage and distribution, light industrial and selective leisure uses. Phoenix Business Centre offers a variety of commercial units suitable for storage, manufacturing, catering and general industrial uses. The estate has good vehicular access and is suitable for 40ft deliveries. There is also on site car parking (two spaces) and CCTV security. Phoenix is a privately owned and well managed business estate which offers highly useable factory and workspace on competitive terms. Please note non-negotiable terms are as follows three year lease in tenants personal name Tenant must be a UK homeowner. Rental £20,000 per annum plus VAT. No rent free period. Rent payable quarterly in advance/quarter rent deposit.
Unit C3 Phoenix Business Centre Harrow HA1	1,300 sq ft 121 sq m	Ashton Fox 020 8022 6393	Unit C3 is approximately 1,300 sq ft gross, to include the ground floor warehouse and the mezzanine floor which is approximately 1/3 in size. The unit has a high apex ceiling, 8.8m at the highest point, an electric roller shutter (4m h x 2.5m w) and a separate door also with a shutter. It is self-contained with a kitchenette, WC and allocated parking for two cars to the front. Clear access for loading/unloading. Electric Remote Control Shutter. CCTV. 3 phase electricity. Air-conditioning in the office. Gated site secured from 10pm to 4 am. 24 hour access. Lease terms on application. £20,000 plus VAT per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
20-22 Headstone Drive Wealdstone Harrow HA3 5QH	1,894 sq ft 176 sq m	Chamberlain Commercial 020 8429 6899	The relocation of Heriots Cake business presents an excellent opportunity to lease a production space fronted by a double width retail unit. The current configuration provides a commercial bakery of 1,500 sq ft production area together with a retail space of 300 sq ft. The unit could be changed to a larger retail space or fully opened up as a showroom. 8m frontage. Three car spaces. The property is available by way of an existing full R & I lease for a term of 15 years from May 2018. The rent reviews are every five years and the rent has just been set at £44,900 per annum until 2028. A longer lease could be available from the landlord. Rental is not negotiable.
Unit 6 Archdale Business Centre Brember Road South Harrow HA2 8DJ	2,031 sq ft 189 sq m	Chamberlain Commercial 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. Sold subject to contract.
Unit 4 Lexus Trading Estate Rosslyn Crescent Harrow HA1 2RZ	2,360 sq ft 219 sq m	Telsar 020 3333 2222	Open plan warehouse located within a secure gated estate. Access is provided via a full height loading shutter 3.6 x 4.5m and separate main entrance door. Floor to ceiling height 4.8m. Concrete floor. 3-phase power. WC. 24/7 access. Estate parking. Versatile space ideal for various usages with flexible terms and competitive rents. Available on a new full R & I lease available for a term of years to be negotiated. Rental £54,288 per annum.
Unit 4 Lexus Trading Estate Rosslyn Crescent Harrow HA1 2RZ	2,360 sq ft 219 sq m	David Charles Property Consultants 020 8866 0001	Light industrial unit. Recently refurbished throughout and comprises of an open plan warehouse on the ground floor. It has the benefit of a 4.8m full height roller shutter to the front with access to the unit suitable for articulated vehicles. Available by way of a new lease for a term by arrangement. Rental £54,288 per annum.
Qualitas House 100 Elmgrove Road Harrow HA1 2RW	2,500-7,000 sq ft 232-650 sq m	Chamberlain Commercial 020 8429 6899	Qualitas House is an office and warehouse facility fronting the Crystal Centre Business Park on Elmgrove Road. The current occupiers have surplus warehouse space available of between 2,500 sq ft - 7,000 sq ft to be fully annexed by way of a partition wall and with its own full height roller shutter loading door. The warehouse is accessed through Crystal Way Business Park which leads to the large gated loading yard of Qualitas House. Also available separately is adjoining office space of 3,580 sq ft if required. Available by way of a new full R & I sub-lease for a term of 1-4 years. The asking rental is £19 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 13 Barratt Way Industrial Est. Tudor Road Harrow HA3 5TJ	2,579 sq ft 240 sq m	Colliers 01895 813344	End of terrace unit with covered loading, allocated parking and fitted offices. One level access loading door with covered loading. 5m clear internal height. 3-phase power. 24/7 access. Gated estate with CCTV. Established industrial location. Available by way of a new full R & I lease on terms to be agreed. Rental £61,896 per annum (£24 per sq ft).
Neptune House Unit B1 Neptune Road Harrow HA1 4HX	3,204 sq ft 298 sq m	Harness Property Intelligence 020 3880 7050	A rare opportunity in Harrow to purchase a modern business unit of 3,204 sq ft. Unit B1a is a steel portal frame warehouse unit which has been extensively adapted to provide fully fitted, two storey offices with ancillary storage. The ground floor space is 1,835 sq ft provides for a general reception, three glass cellular offices which lead to a storage space of approx. 400 sq ft with 9ft eaves and a full height roller shutter loading door. At ground floor level there is also male and female WCs and a shower. The first floor is 1,258 sq ft and consists of modern air-conditioned offices and a large kitchen/breakout room. Entire property is presented in excellent condition and is fitted to a high standard. Externally there are five car parking spaces. Price £1,200,000.
Unit 12 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	3,383 sq ft 314 sq m	Chamberlain Commercial 020 8429 6899	A modern steel portal frame warehouse unit with eaves height of 5.5m and benefitting from ground floor storage with first floor offices. The unit was previously occupied by a trade counter business and has separate level access loading from the rear via a roller shutter door. The unit is secure with all ground floor windows and entrance shutters and comes with four allocated car spaces. Ground floor 2,691 sq ft and first floor 692 sq ft. May Suit E Class Uses. Available leasehold, terms by negotiation. Rental details upon application.
Unit 1C Chantry Place Harrow HA3 6NY	3,450 sq ft 321 sq m	David Charles Property Consultants 020 8866 0001	Modern light industrial unit situated within a self-contained estate. The units have recently been constructed and have been built to a high specification, presenting well throughout. Each unit has the benefit of a 25ft electric roller shutter, 3-phase power supply and concrete mezzanine. Externally there is a parking area comprising 3,300 sq ft and a bin store out house comprising 160 sq ft. The compound is secured with external and internal cameras, secured gate access and intercom. The entire stretch of the buildings roof is covered in 282 solar panels and four electric charging points are available in the parking bays. Car parking spaces. Lease terms on application. Rental £19 per sq ft.
Chantry Place Harrow HA3 6NY	3,450-20,330 sq ft 321-1,889 sq m	David Charles Property Consultants 020 8866 0001	Four modern light industrial units situated within a self-contained estate. The units have recently been constructed and have been built to a high specification, presenting well throughout. Each unit has the benefit of a 25ft electric roller shutter, 3-phase power supply and concrete mezzanine. Externally there is a parking area comprising 3,300 sq ft and a bin store out house comprising 160 sq ft. The compound is secured with external and internal cameras, secured gate access and intercom. The entire stretch of the buildings roof is covered in 282 solar panels and four electric charging points are available in the parking bays. 15 parking spaces. Lease terms on application. Rental £19 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 1 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	5,108 sq ft 475 sq m	Dutch & Dutch 020 7794 7788	Modern self-contained semi-detached warehouse/industrial premises situated at the front of an early 1980's industrial estate. The building has recently been refurbished to provide clean open plan spaces on ground and mezzanine floors with an office on the ground floor and five offices on the mezzanine floor. The height between the ground and mezzanine floor is 2.47m and with the eaves height on the mezzanine floor between the end of the roof line and the apex to the roof being 3.023m to 4.406m. The premises have the benefit of gas heating to the warehouse areas and the offices, two WCs/washrooms, 3-phase power, manually operated loading door, florescent lighting throughout, security alarm, and air-conditioned offices. Entryphone. Lease terms on request. Rental £65,000 plus VAT (£12.72 per sq ft) per annum. Under offer.
<u>Industrial / Warehousing</u>	<u>500 - 999 sq m</u>		
Unit 15 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	5,586 sq ft 519 sq m	Stimpsons 020 8905 9292 Knight Frank 020 7629 8171	A semi-detached property comprising a modern light industrial/warehouse/trade unit of steel portal frame construction with ground floor undercroft for future flexible fit-out and first floor fully fitted office accommodation. To the front is a loading apron served by an electric up and over level loading door. To be refurbished. Popular and well established industrial park. Excellent vehicular access. 5.55m clear height rising to 7m at the apex. Warehouse lighting. 10 car parking spaces. Available on a new fully repairing and insuring lease on terms to be agreed. Rental is subject to VAT and is available on application. Knight Frank Property Ref: LIC012394635
Unit 5 The Crystal Centre Elmgrove Road Harrow HA1 2HP	5,976 sq ft 555 sq m	Colliers 01895 813344 PWP 020 8948 1915	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 £110,556 (£18.50 per sq ft) per annum subject to contract.
Unit 5 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,269 sq ft 583 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £156,725 per annum (£25 per sq ft).
Unit 3 The Crystal Centre Elmgrove Road Harrow HA1 2HP	6,521 sq ft 606 sq m	Colliers 01895 813344 PWP 020 8948 1915	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 £120,638.50 (£18.50 per sq ft) per annum subject to contract.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 1D & 1E Chantry Place Harrow HA3 6NY	7,000 sq ft 651 sq m	David Charles Property Consultants 020 8866 0001	Double modern light industrial unit situated within a self-contained estate. The units have recently been constructed and have been built to a high specification, presenting well throughout. Each unit has the benefit of a 25ft electric roller shutter, 3-phase power supply and concrete mezzanine. Externally there is a parking area comprising 3,300 sq ft and a bin store out house comprising 160 sq ft. The compound is secured with external and internal cameras, secured gate access and intercom. The entire stretch of the buildings roof is covered in 282 solar panels and four electric charging points are available in the parking bays. Car parking spaces. Lease terms on application. Rental £19 per sq ft.
Unit 6 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,631 sq ft 709 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £190,775 per annum (£25 per sq ft).
Unit 4 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,854 sq ft 730 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £196,350 per annum (£25 per sq ft).
Unit 2 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,029 sq ft 839 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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. 7 car parking spaces. Available by way of a new full R & I lease. Rental £225,725 per annum (£25 per sq ft).
Unit 9 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,413 sq ft 875 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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. 9 car parking spaces. Available by way of a new full R & I lease. Rental £235,325 per annum (£25 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 1A & 1B Chantry Place Harrow HA3 6NY	9,880 sq ft 918 sq m	David Charles Property Consultants 020 8866 0001	Double modern light industrial unit situated within a self-contained estate. The units have recently been constructed and have been built to a high specification, presenting well throughout. Each unit has the benefit of a 25ft electric roller shutter, 3-phase power supply and concrete mezzanine. Externally there is a parking area comprising 3,300 sq ft and a bin store out house comprising 160 sq ft. The compound is secured with external and internal cameras, secured gate access and intercom. The entire stretch of the buildings roof is covered in 282 solar panels and four electric charging points are available in the parking bays. Car parking spaces. Lease terms on application. Rental £19 per sq ft.
<u>Industrial / Warehousing</u>	<u>1,000 - 4,999 sq m</u>		
Unit 3 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	13,382 sq ft 1,244 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £334,550 per annum (£25 per sq ft).
Unit 11 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	16,646 sq ft 1,547 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/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 £416,150 per annum (£25 per sq ft).
Unit 1 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	17,891 sq ft 1,663 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 8.5m eaves height. Solar controlled double glazing. 50kN/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 £447,275 per annum (£25 per sq ft).
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	21,300 sq ft 1,980 sq m	Telsar 020 3333 2222	Prominent self-contained headquarters building with securely gated yard (0.39 acres). Total site area is 0.66 acres. 3-phase power and gas (capped). Lighting. Passenger lift. High quality office accommodation on three floors. Minimum eaves 5.5m rising to 6.7m. Two electric roller shutter doors. Disabled, male & female WCs. Translucent roof panels. Concrete floor. Walking distance to Headstone Lane Station. Available leasehold. Rental £15 per sq ft. Price £425,000. VAT applicable.

Affordable Workspace

www.eatworkart.com

Further Information

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

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Re-Development Sites</u>			
59 Palmerston Road Wealdstone Harrow HA3 7RR	4,433 sq ft 412 sq m	David Charles Property Consultants 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. Guide price £3,500,000 for the freehold interest in the site.
Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,269-88,115 sq ft 583-8,189 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	11 high-spec flexible units in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 8.5m to 11.3m eaves height. Solar controlled double glazing. 50kN/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. 73 car parking spaces. Units are available by way of new full R & I leases. Unit sizes: 6,269 sq ft (583 sq m) to 16,646 sq ft (1,547 sq m). Rental £25 per sq ft.
Garden House 5 St Johns Road Harrow HA1	14,649 sq ft 1,361 sq m	Chamberlain Commercial 020 8429 6899	Prime town centre development opportunity with planning consent for 140 bedroom hotel, with ancillary restaurant and bar, 12 storeys over lower ground, with a gross internal floor area of 55,089 sq ft (5,118 sq m). Major travel links to Central London. Within the heart of Harrow Housing Zone. Scope for co-living or mixed use development (subject to planning permission. The site forms part of the Greenhill Place regeneration area with adjacent new residential ranging from 7 to 16 storeys. The site currently accommodates a five storey office building of 14,649 sq ft (1,361 sq m) with a gated 20 space car park. Sale price £6,250,000 for the freehold.
83-88 High Street Wealdstone Harrow HA3 5DL	21,163 sq ft 1,966 sq m	David Charles Property Consultants 020 8866 0001	A rarely available freehold site of 21,163 sq ft (0.48 acres) currently let to Iceland Foods Ltd. The current passing rent is £105,000 per annum exclusive. 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>			
661 Uxbridge Road Pinner HA5 3LW	355 sq ft 33 sq m	David Charles Property Consultants 020 8866 0001	Long leasehold business unit for sale - Former dental surgery (Use Class E) and car park situated in a prominent position. The property was previously used as a dental surgery, it comprises of an open plan reception area, a decontamination room, two dental surgery clinics, a WC and a small kitchenette. To the front of the property there is a large forecourt with space for approx. four vehicles. Possibility to extend the existing building at ground and first floor subject to planning. Price £375,000.
346/346a Pinner Road North Harrow HA1 4LB	500-2,000 sq ft 46-186 sq m	Chamberlain Commercial 020 8429 6899	This property is a larger than average shop and upper part arranged over ground and two upper floors with rear parking via a service road. The property is in a great location, close to North Harrow Tube Station and in a prominent retail position. Currently arranged as a small ground floor commercial unit leading to a ground floor one bedroom flat. The upper parts consist of a four bedroom duplex flat. The property has two Land Registry Titles. The property has potential to be extended to the rear and for additional mansard roof accommodation as proved by neighbouring properties. The owners have commissioned architect design and the plans and floor area are available upon request. All subject to permission by London Borough of Harrow Planning. The property is for sale freehold with full vacant possession. The asking price is offers in the region of £875,000 subject to contract only.
106-108 Woodlands North Harrow HA2 6EW	1,645 sq ft 153 sq m	David Charles Property Consultants 020 8866 0001	Ground floor dental surgery with an open plan reception area, tow surgeries linked to a decontamination room, a kitchen, WC, dedicated X-ray room, a second waiting room and a separate office/study room. The upper parts comprise of a three bedroom flat with two bathrooms (one en-suite), large lounge and a kitchen which is currently let on an assured shorthold tenancy at a rent of £1,325 per calendar month. Externally, there is parking to the front and rear of the property which is accessed via separate dropped curbs onto Woodlands. To the rear there is a well presented garden. The property benefits from C3 Residential use on the first floor and Class E on the ground floor. Price £950,000 subject to contract.
Windsock Club Eastcote Avenue Harrow HA2 8AL	2,540 sq ft 236 sq m	Chamberlain Commercial 020 8429 6899	A rare opportunity to purchase a former social club and creche building in a convenient and accessible location. The former Windsock Club is a single storey building of 2,540 sq ft on a site area of 0.59 Acres. The property is ideal for a children's nursery, gym, health centre or possibly faith & community use. Alternatively, the site offers potential for low rise redevelopment, subject to planning. For sale freehold for offers in excess of £1,250,000 subject to contract.

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TownSpace Greenhill Way St Anns Road Harrow HA1 1LA	2,632-5,264 sq ft 245-489 sq m	Chamberlain Commercial 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 sub-divided into smaller units if required. Available to lease on competitive terms and by way of flexible agreement. Rental £52,640 to £125,000 per annum. Alternatively the property can be bought on a 999 year head lease. Price £1,500,000.
38-44 St Anns Road Harrow HA1 1LA	5,005 sq ft 465 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to purchase a retail investment in a prime location, let to a blue chip tenant. The property occupies one of the most prime locations in the town centre. Small secure yard space accessed from Greenhill Way. The property is to be sold freehold with the benefit of the existing lease and rental income. The upper parts are not included in the sale and will be retained by the sellers on a new 999 year headlease at a peppercorn ground rent. The ground floor unit has been let on a full R & I lease for term of 10 years from Sept. 2022 at a current passing rent of £175,000 per annum. Sale price £1,950,000.
31-33 College Road Harrow HA1 1EJ	6,450-7,500 sq ft 599-697 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to lease a town centre commercial space in a prime and convenient location on highly economical lease terms. The accommodation on offer consists of a commercial basement which sits below a parade of shops. The space is currently in basic shell condition with stairway access. There is redundant mechanical car lift from the rear of the property which could be re-commissioned. The landlords could also provide a passenger lift if required (subject to planning and terms to be agreed). The unit could be adapted to accommodate a wide range of commercial uses such as town centre storage, dark kitchen, car sales and hire, gym, dance or yoga studios, soft play centre, banqueting hall, leisure use, faith and community hall, e-commerce units, nightclub, safety deposit centre, etc. Available by way of a new lease for a term to be agreed. The initial guide rent is £17 per sq ft per annum exclusive of business rates and all other outgoings.
265 The Ridgeway Harrow HA2 7DA	9,000 sq ft 836 sq m	David Charles Property Consultants 020 8866 0001	Property comprising a religious meeting hall falling within Class F1 (formerly D1) of the Use Classes Order. The building is of brick construction with a steel frame beneath a pitched and tiled roof. It has the benefit of heating/cooling, suspended ceilings with inset lights, WC facilities. Internally the property offers approx. 9,000 sq ft internal area and is capable of seating a congregation in the region of 1,000 people. Externally there is parking for over 250 vehicles. Site area is estimated to be 3.75 acres. The land is subject to a covenant permitting only D1 use under the 1987 Use Classes Order. Price on application.
368 Station Road Harrow HA1 2DE	13,500 sq ft 1,255 sq m	Chamberlain Commercial 020 8429 6899	Former Iceland store presents an opportunity to lease a large retail space with ancillary loading area and storage. The unit could also be repurposed for leisure space, warehousing or community based projects. There is an adjacent car park which could be made available by separate negotiation. Available to lease on a flexible basis for a term to be agreed. Rental £150,000 per annum exclusive of business rates and all other outgoings.

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273 Station Road Harrow HA1 2TB	13,500-27,000 sq ft 1,255-2,509 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to lease a large retail unit in Harrow town centre consisting of ground floor retail space of 13,500 sq ft with a further first floor space of 13,500 sq ft providing retail and ancillary storage, offices and staff facilities. The property is available to lease as a single store or can be divided into separate ground and first floor units. The ground floor could also be divided into three units of 4,500 sq ft. There are good loading facilities to the rear of the property with a dedicated yard area, loading bay doors and goods lift. Suitable for retail, gym, indoor leisure, pub or medical centre. The entire unit is available on a new lease for a length of term to be agreed. The rental for the entire property is £250,000 plus VAT per annum, payable quarterly in advance. Alternatively, the ground and first floor can be leased separately or the ground floor could be further sub-divided. Rental quotes are available for individual units.
Car Park Davy House 26 Lyon Road Harrow HA1 2EX	21,500 sq ft 1,998 sq m	Chamberlain Commercial 020 8429 6899	A rare chance to rent a secure ground floor level car parking facility in North West London with excellent links to the motorway network and public transport. The Davy House car park has been leased to Harrow Council for many years but is now available for private use. There are 100 clear parking bays with scope for double parking. The overall floor area is 21,500 sq ft (1,997 sq m) GIA. The internal eaves height varies but at its lowest is 2.27m. The car park can be gated and made fully secure. Available by way of a new lease for a term to be agreed. The quoting rent is £100,000 per annum. Alternatively, our clients would consider a sale based on a 125 year headlease at a peppercorn ground rent. Sale price £2,500,000.
Debenhams Building 275-287 Station Road Harrow HA1 1NA	221,788 sq ft 20,612 sq m	Chamberlain Commercial 020 8429 6899	The former Debenhams building presents a unique town centre opportunity for large floor space use. The property offers over 220,000 sq ft spreading over six floors, with 60,000 sq ft floorplates. The building is adjacent to Harrow's primary public car park and benefits from excellent loading facilities via its own secure yard with multiple tailgate docking bays. Internally the store has generous floor to ceiling height, multiple passenger lifts and escalators and extensive ancillary warehousing and offices. The property can be leased in its entirety or can be subdivided to suit an occupiers needs. Available to lease on terms to be agreed. Rental upon application.