

# HILL HOUSE

67- 71 LOWLANDS ROAD

HARROW HA1 3AW

TO LET

TWO FLOORS REMAINING

3,173 SQ. FT – 6,358 SQ. FT.

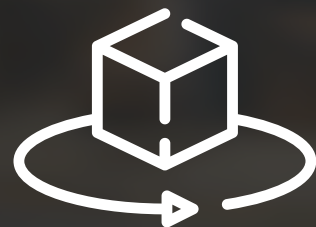
NEWLY REFURBISHED HIGH-QUALITY OFFICE HQ IN HARROW

FULLY FURNISHED SECOND FLOOR

SUITABLE FOR BUSINESS CLASS E  
(OFFICES, MEDICAL, LEISURE ETC.)

EDUCATIONAL USES WILL BE CONSIDERED.

VIDEO TOUR



BUILDING

HARROW

CONNECTIONS

FLOOR PLANS

SPECIFICATION

CONTACT





# THE BUILDING

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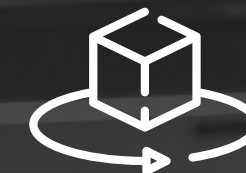
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Hill House is one of Harrow's most prominent Office Buildings offering unrivalled amenities in a prime site close to Harrow-on-the-Hill underground station.

The available space remaining is across 2nd and 3rd floor totaling to 6,358 sq. ft. The building provides allocated private gated car park with 9 spaces. Additional parking is possible in private access road.

Following the departure of the previous tenant who had occupied for over twenty years, the owners initiated a full scale enhancement and re-branding of the building. Today it offers a vast array of amenities typically found only in the highest quality buildings in London.

**VIDEO TOUR**







VIDEO TOUR



BUILDING

HARROW

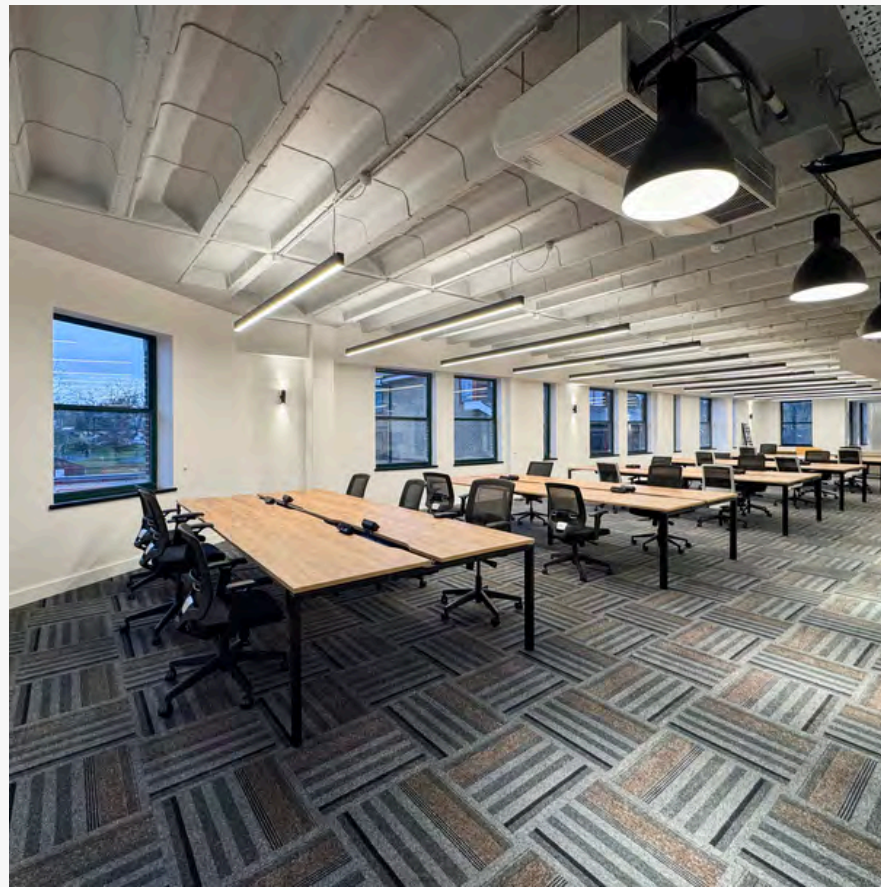
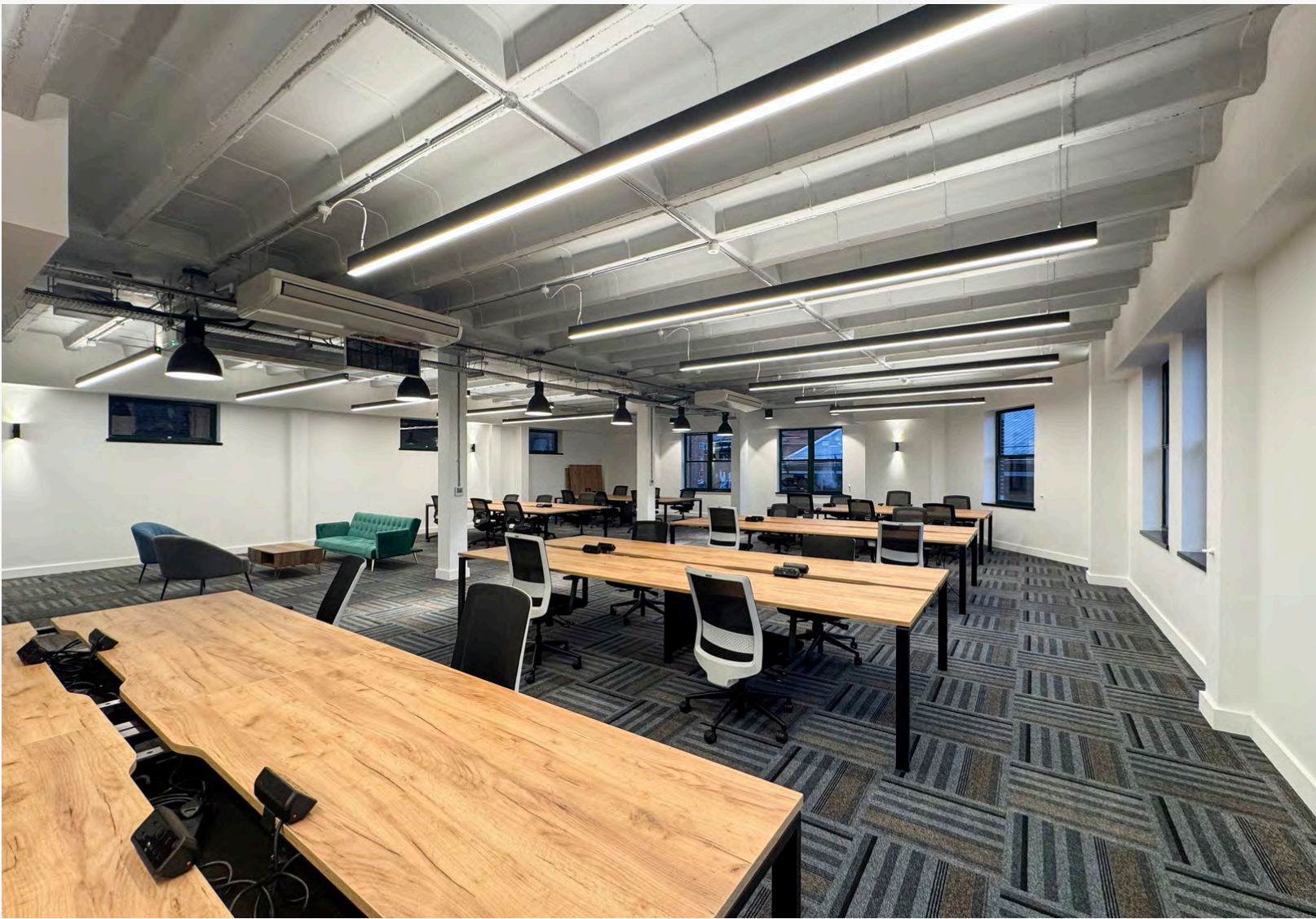
CONNECTIONS

FLOOR PLANS

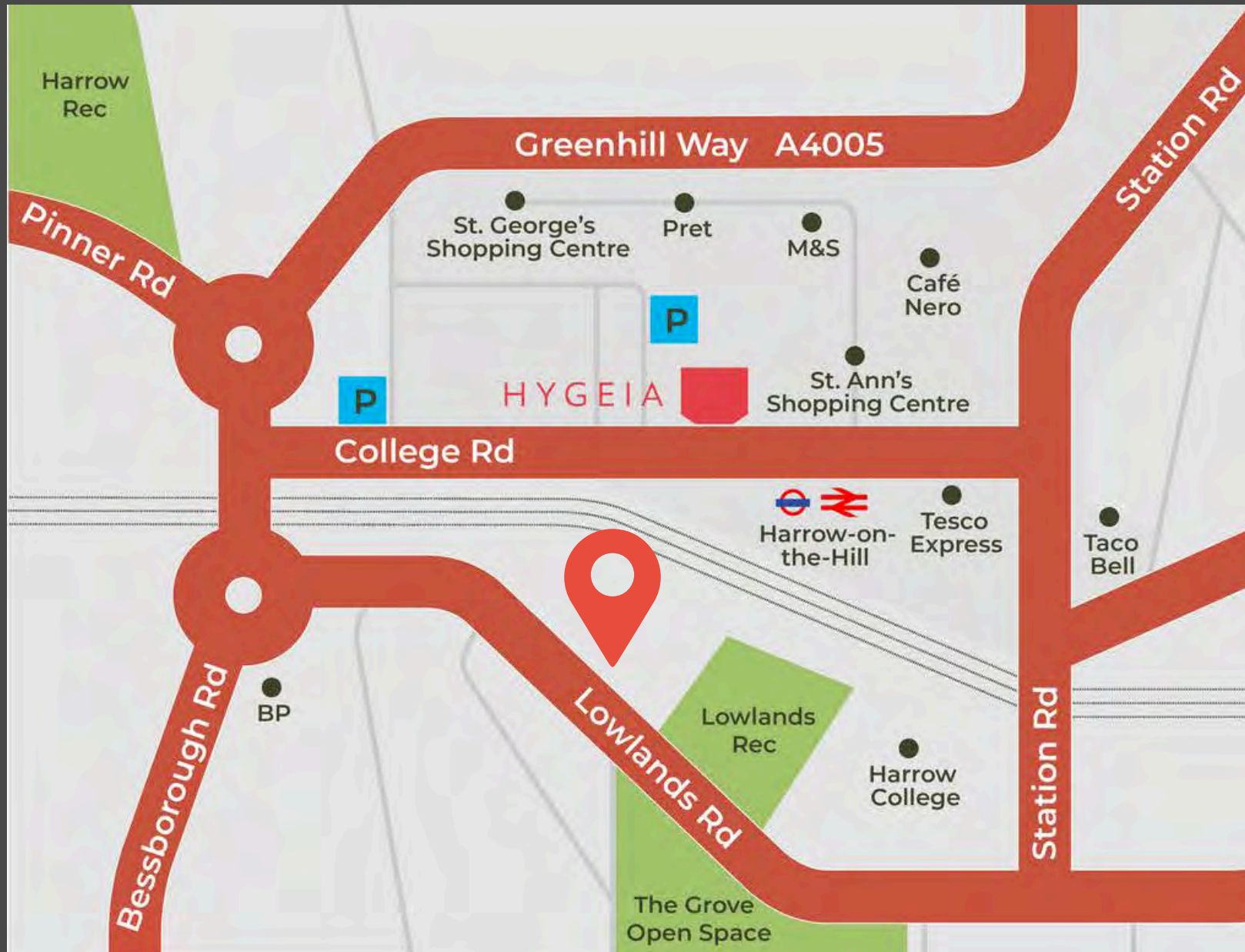
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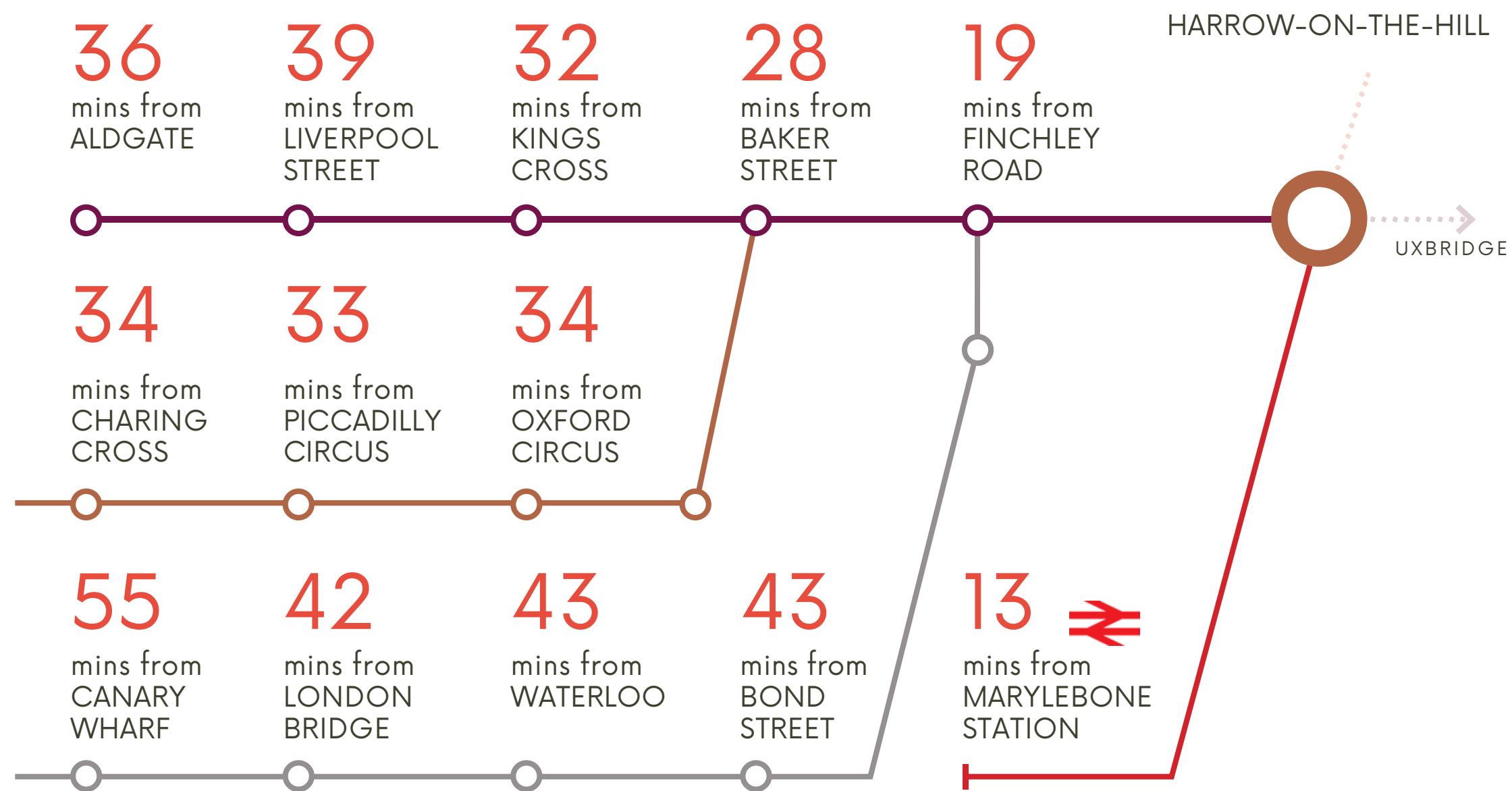
# LOCATION

Heathrow Airport is situated just 10 miles to the south-west. Harrow is a major commercial and retail centre in the affluent north-west London borough of Harrow. Central London is 12 miles south-east, and Wembley is 3 miles to the south. The town has excellent communications with easy access to the M40 and M25 motorways, whilst the M1 is only 4 miles to the east. Rail communications into Central London are provided via Harrow-on-the-Hill railway station, which provides a regular service to London Marylebone every 30 minutes. London Underground services to Baker Street via the Metropolitan Line are also available with a journey time of 18 minutes. Heathrow airport is 11 miles to the south-west. The town centre has excellent shopping, amenity and recreational facilities. There are two shopping centres, St George's and St Ann's, with retailers including Primark, Boots, H&M and a Vue Cinema.





# CONNECTIONS



- METROPOLITAN LINE
- BAKERLOO LINE
- JUBILEE LINE
- NATIONAL RAIL

BUILDING

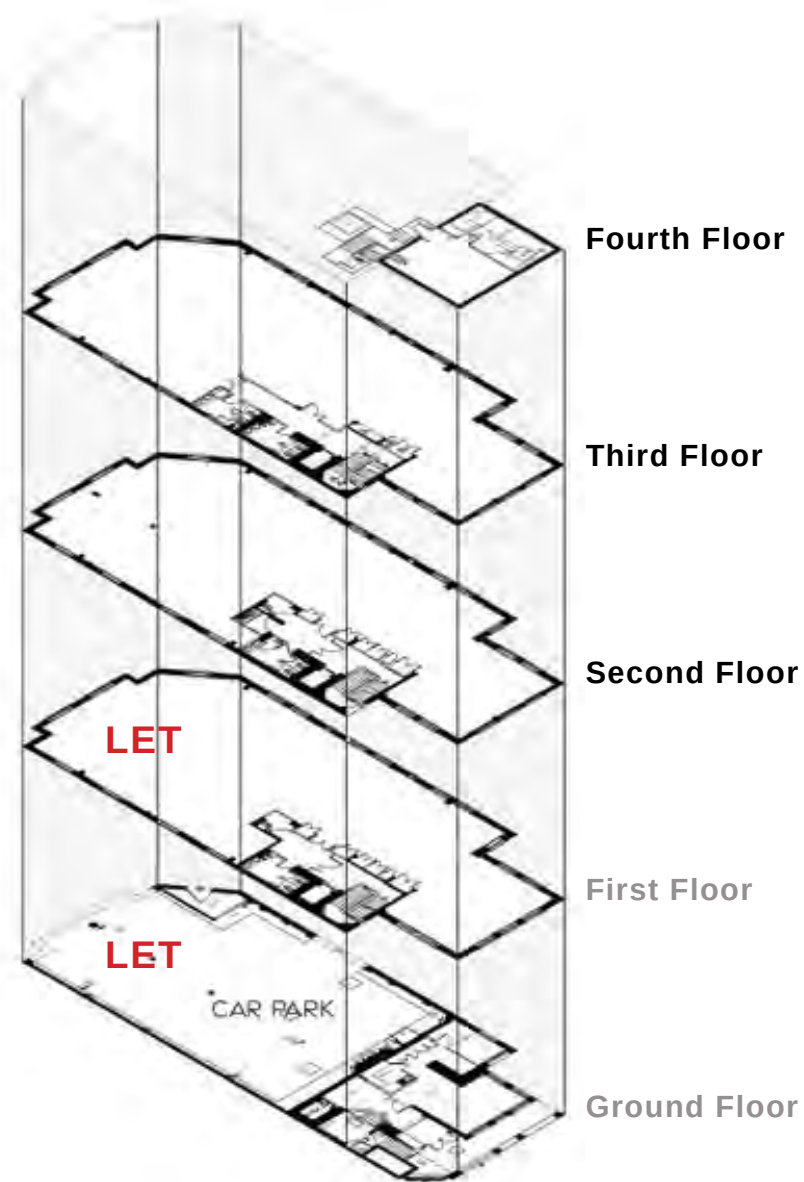
HARROW

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#### SCHEDULE OF ACCOMMODATION

FLOOR	SQ FT	AVAILABILITY
3RD	3,173	AVAILABLE
2ND	3,185	AVAILABLE
1ST	3,185	LET
GROUND	474	LET
TOTAL	6,358	AVAILABLE



Third Floor | 3,173 SQ FT

FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
Size	3,185	3,173	6,358
Passing Rent (p.a.) excl.	£95,550	£95,190	£190,740

## BUSINESS RATES

In regard to business rates, all interested parties are advised to make their own enquires.

# FLOOR PLAN & FINANCIALS

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# SUMMARY SPECIFICATION

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The building has been comprehensively refurbished providing the following specification:

PLEASE NOTE THAT MEETING ROOMS CAN INSTALLED SUBJECT TO CONTRACT



State Of The Art Zoned LED  
Energy Saving Lighting System



Luxury WCs And Changing Rooms



Excellent Natural Light Provided By  
Windows To All Sides



Zoned Climate Control



Full Access Flexible  
Raised Floor System



High Quality Carpeting



Parking For Up To 9 Cars



42 desks available (can be extended)



## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## SCALE FLOOR PLANS

Available upon request.

## EPC

Available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## POSSESSION

Upon completion of legal formalities.

### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

December 2025

## VIEWINGS

Strictly through Robert Irving Burns and Dutch & Dutch.

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RIB

ROBERT IRVING BURNS



DUTCH & DUTCH  
Established 1900