

RIB

ROBERT IRVING BURNS

29

GROVE HILL

Harrow HA1 3BN

Spencer House

TO LET

15,216 SQ.FT.

# TO LET

2, 598 SQ.FT. TO 15, 216 SQ.FT.

HIGH QUALITY HQ IN HARROW

OFFICES, MEDICAL, LEISURE, ETC.  
ALTERNATIVE & EDUCATIONAL USES WILL BE CONSIDERED

INDIVIDUAL FLOORS WILL BE CONSIDERED





# AMENITIES



Self contained



Fully fitted kitchen



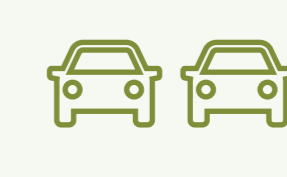
Furnished packages available



Comfort cooling



Full DDA access



21 on site parking spaces



Shower facilities



Reception area



Internal passenger lift



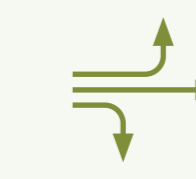
LED Lighting



Air flow system



WC's on each floor



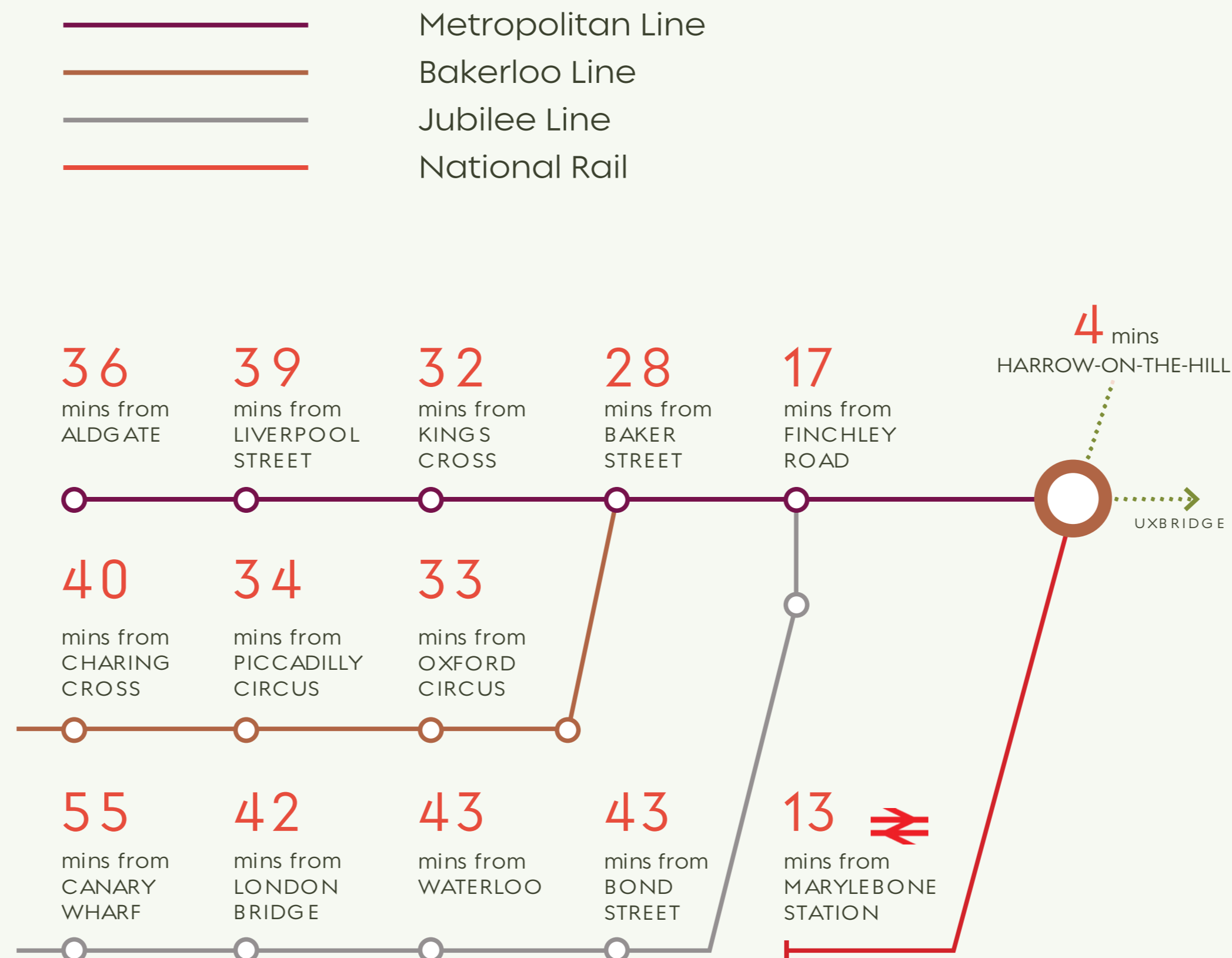
Fitted data system



Dual aspect natural light

# 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, amenities 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.



The area offers excellent transport links, close proximity to Heathrow, and a variety of nearby amenities from coffee shops, to restaurants and hotels.



# DESCRIPTION

Spencer House is a well-maintained, modern office building in Harrow, offering excellent potential for a headquarters. The property recently served as a governmental building and could suit a number of other uses including medical operators, hospitals, or even leisure use.

Arranged from the ground to the third floor, the property provides 15,245 sq ft of flexible office space, featuring a mix of open-plan and executive offices. The building benefits from recent M&E installations, an internal passenger lift, and 21 secure parking spaces.



Visuals may include AI-assisted edits and are for presentation purposes only.



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UP TO  
**15,216 SQ.FT.**  
AVAILABLE SPACE



# FINANCIALS & FLOOR BREAKDOWN

	Ground Floor	1st Floor	2nd Floor	3rd Floor	Total
<b>SIZE SQ.FT.</b>	<b>2, 598</b>	<b>4, 286</b>	<b>4, 310</b>	<b>4, 022</b>	<b>15, 216</b>
<b>QUOTING RENT (P.A)</b>	<b>£90,930</b>	<b>£150,010</b>	<b>£150,850</b>	<b>£140,770</b>	<b>£533,575</b>
<b>ESTIMATED RATES PAYABLE (P.A)</b>	<b>£15,660</b>	<b>£28,730</b>	<b>£28,889</b>	<b>£24,242</b>	<b>£108,225</b>
<b>SERVICE CHARGE</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>ESTIMATED OCCUPANCY COST (P.A)</b>	<b>£106,590</b>	<b>£178,740</b>	<b>£179,739</b>	<b>£165,012</b>	<b>£641,800</b>

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## VAT

TBC.

## FLOOR PLAN

Scaled floor plan available on request.

## VIEWINGS

Contact joint sole agents.

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.

## CONTACTS

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