



HARMAN HOUSE

1 GEORGE STREET • UXBRIDGE UB8 1QQ

A RANGE OF MODERN AIR CONDITIONED OFFICES
INCLUDING FITTED SUITES **FROM 2,295 SQ FT TO LET**

NEWLY REFURBISHED RECEPTION AND NEW BUSINESS LOUNGE WITH FITTED OFFICE SUITES WITH ONE OF THE MOST GENEROUS CAR PARKING RATIOS IN CENTRAL UXBRIDGE

FLOORS AVAILABLE FROM 2,295 TO 33,157 SQ FT (213 - 3,080 SQ M)

Harman House is a landmark Grade A office building in central Uxbridge adjacent to Uxbridge Underground station and adjacent to the Chimes Shopping Centre and all central Uxbridge amenities.

The ground floor reception has been fully refurbished and upgraded including a new business lounge area.

A new landscaped seating area has also been created externally at the front of the building offering outdoor amenity for tenants to enjoy.

Part second floor has been refurbished to SKA Gold standard.







Second floor



Indicative fitted suite



Second floor



Indicative fitted suite



Second floor kitchen/break out area



CLS Workspaces app

The CLS Workspaces App provides a new platform for tenant engagement and value-added customer experiences. Tenants will be able to access features such as news, events, visitor registration, discounts with national/local businesses, the help desk and much more through the app.



VRF heating & cooling system



On site parking ratio from 1:363 sq ft



On site shower facilities



New fitted kitchens



LED lighting

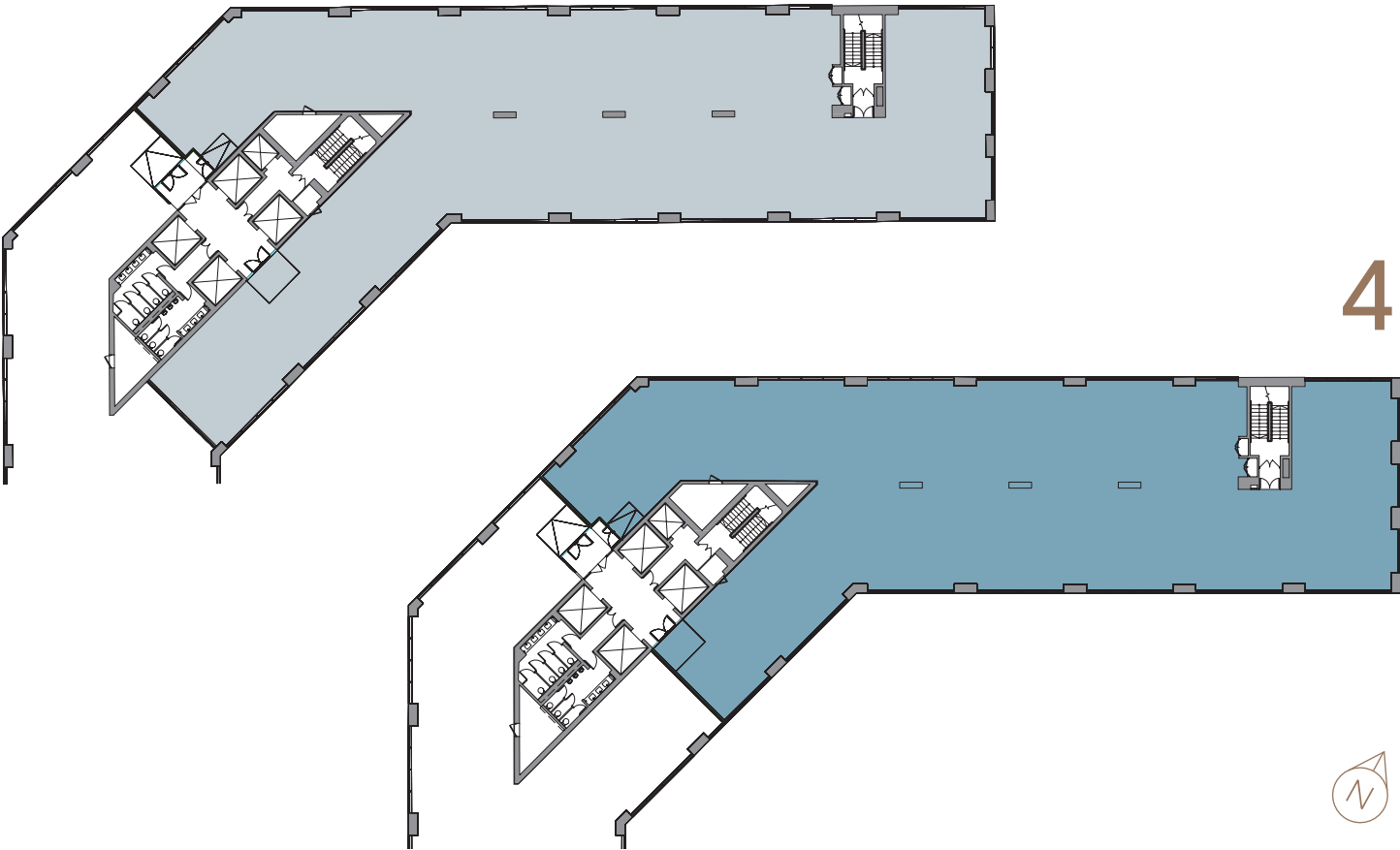
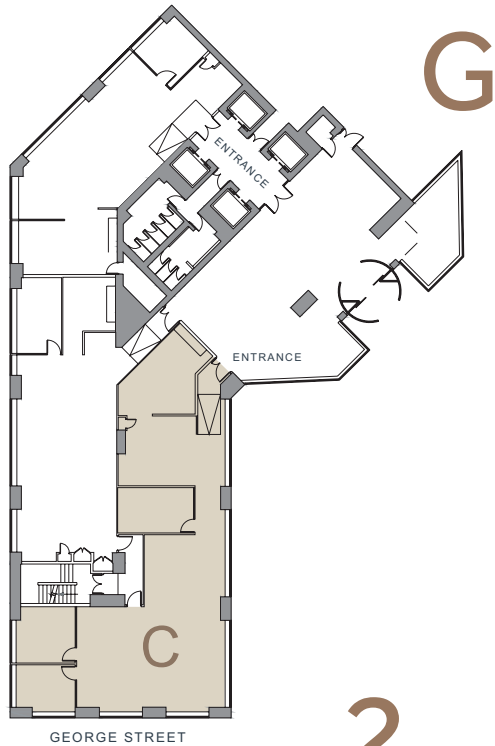


2.7m floor to ceiling with full access raised floors

Available space

Floor	sq ft	sq m
Ground - Suite C	2,295	213.20
Second (North)	8,809	818.38
Third*	13,945	1,295.49
Fourth (North)*	8,108	753.23
Total	33,157	3,080.30

* To be refurbished.
Indicative NIA areas on completion in line with the RICS Property Measurement professional statement (2nd Edition, January 2018).



Indicative floor plans. Not to scale.



Specification

- VRF cooling and heating system
- Suspended ceiling with LED lighting
- Raised access floors
- Fitted kitchens
- Flexible floor plate
- Ground floor suites are available furnished
- Male and female toilets on each floor
- 4 x 13 person passenger lifts
- High speed fibre
- Shower facilities
- Dedicated concierge reception
- 24 hour access
- On site cycle storage
- On-site car parking ratio from 1:363 sq ft
- Communal 10 EV charging points

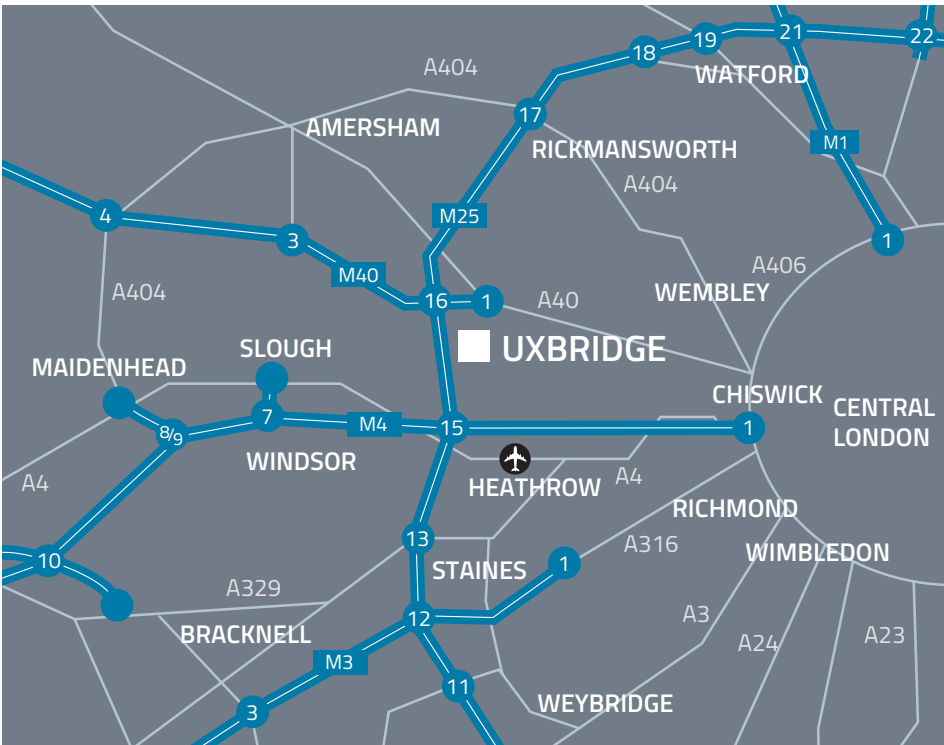


Location

Harman House occupies a prime position in central Uxbridge and is adjacent to the Chimes Shopping centre with 60 plus shops and restaurants and 1,550 car parking spaces.

The building is within 2 miles of the M25 (J16) and provides superb access to the entire motorway network. Combined with regular rail services to Central London by both Piccadilly and Metropolitan lines as well as Uxbridge town centre and its vibrant commercial amenities, this is an established business location built for success.

Uxbridge is also within easy reach of Heathrow Airport, giving direct access to European and International destinations.



Travel

Road	
M40 (J1a)	1 mile
M25 (J16)	2 miles
M4	4 miles
Wembley	7 miles
Central London	15 miles

Rail	
Baker Street	42 mins
Marylebone	44 mins
Paddington	47 mins

Air	
London Heathrow	6 miles
Luton Airport	31 miles
Gatwick Airport	45 miles







HARMAN HOUSE

HARMANHOUSE.CO.UK

TERMS

Available by way of new flexible leases direct from the landlord.

EPC

B/C subject to suite.

VIEWING

Strictly by appointment through the joint sole agents.

Owned and
Managed by



For further information please contact:

 **HanoverGreen**

020 3130 6400

hanovergreen.co.uk

Richard Zoers
07730 567 607
rzoers@hanovergreen.co.uk

Andy Tucker
07721 260 545
atucker@hanovergreen.co.uk

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

Mark Rose
07768 718 856
mark@rose-williams.co.uk

**AVISON
YOUNG**

020 7895 1515

Angus Malcolmson
07836 627 477
angus.malcolmson@avisonyoung.com