

HILL HOUSE

67- 71 LOWLANDS ROAD

HARROW HA1 3AW

TO LET

TWO FLOORS REMAINING

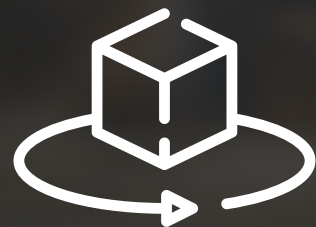
3,173 SQ. FT – 6,358 SQ. FT.

NEWLY REFURBISHED HIGH-QUALITY OFFICE HQ IN HARROW

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

NEWLY REFURBISHED HIGH-QUALITY OFFICE HQ IN HARROW
SUITABLE FOR BUSINESS CLASS E
(OFFICES, MEDICAL, LEISURE ETC.)

EDUCATIONAL USES WILL BE CONSIDERED.

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

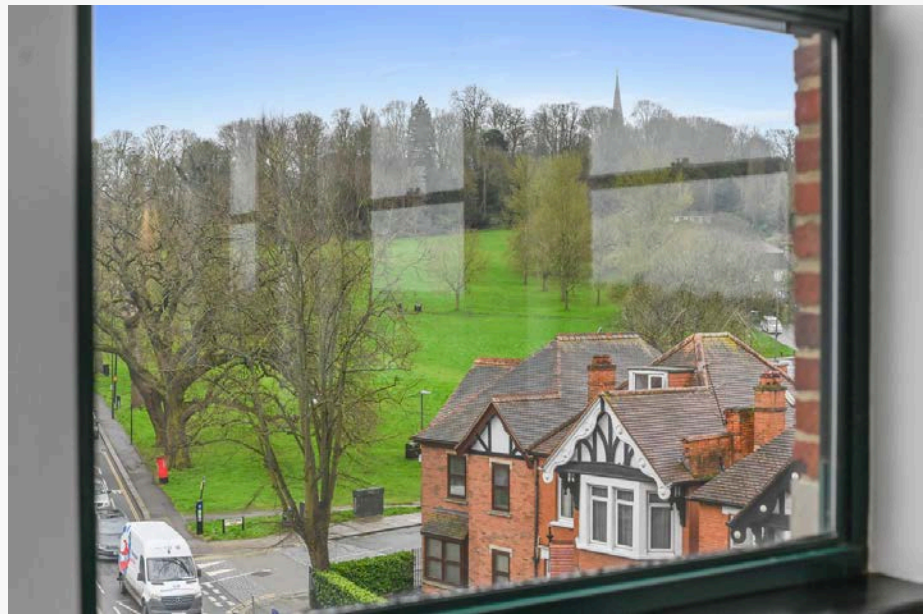
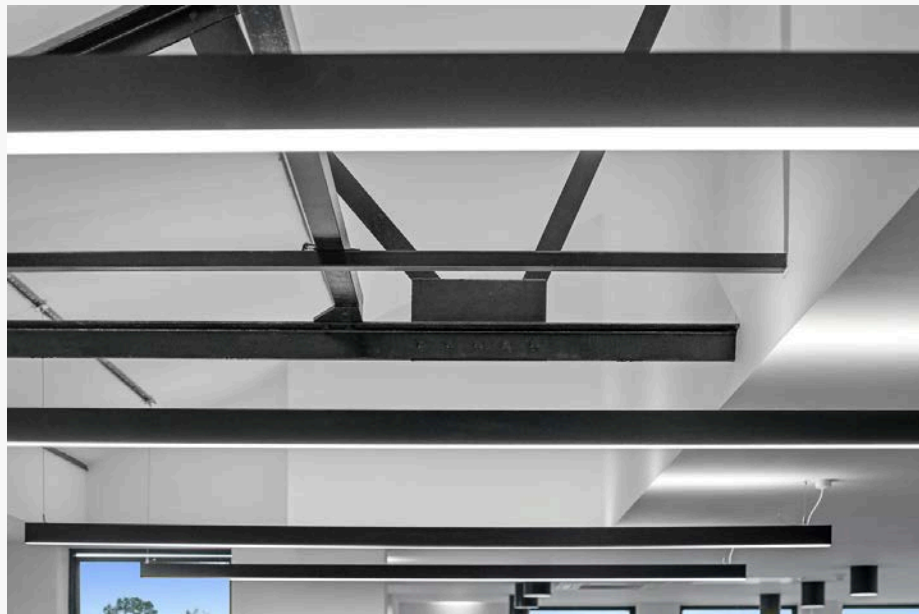
HARROW

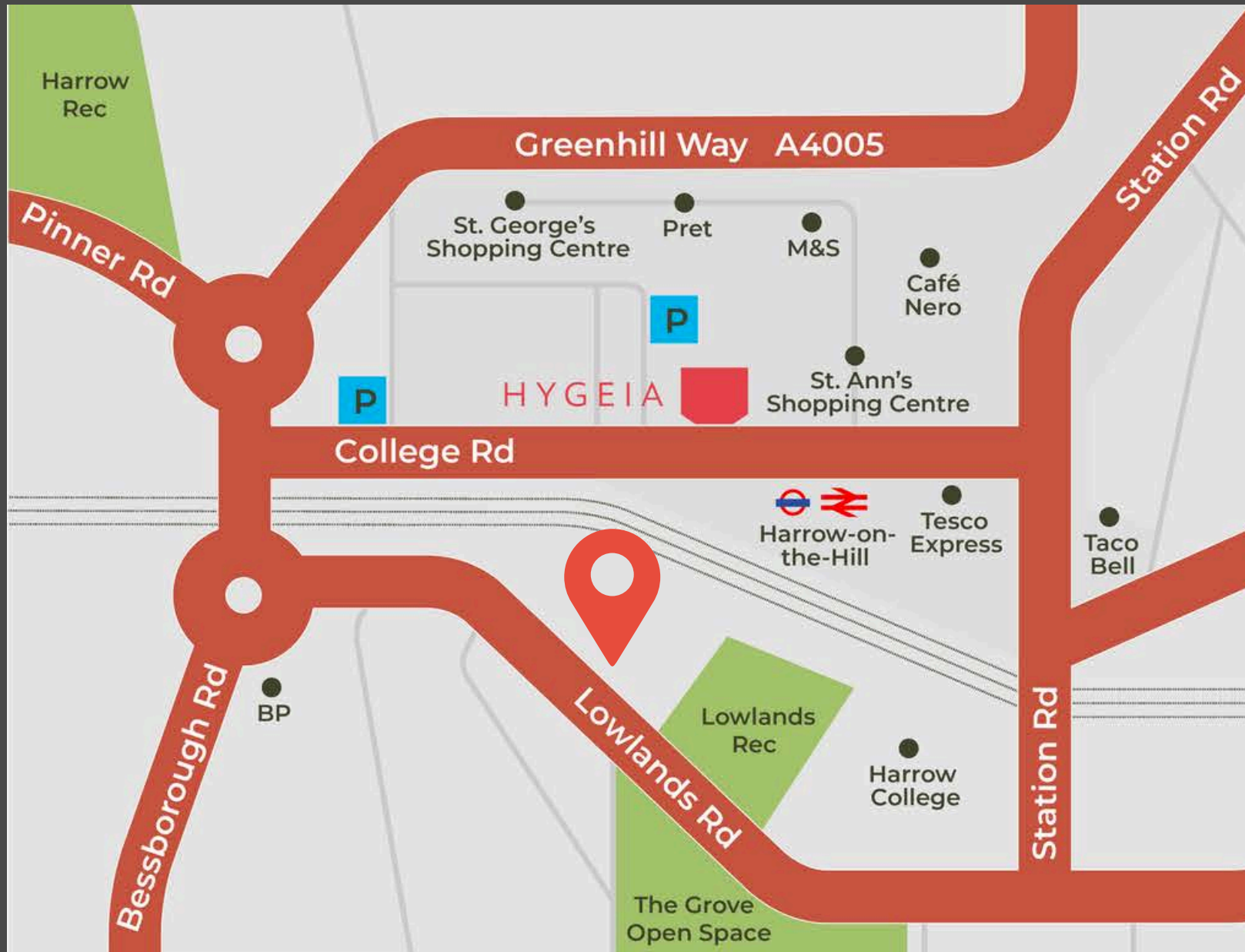
CONNECTIONS

FLOOR PLANS

SPECIFICATION

CONTACT



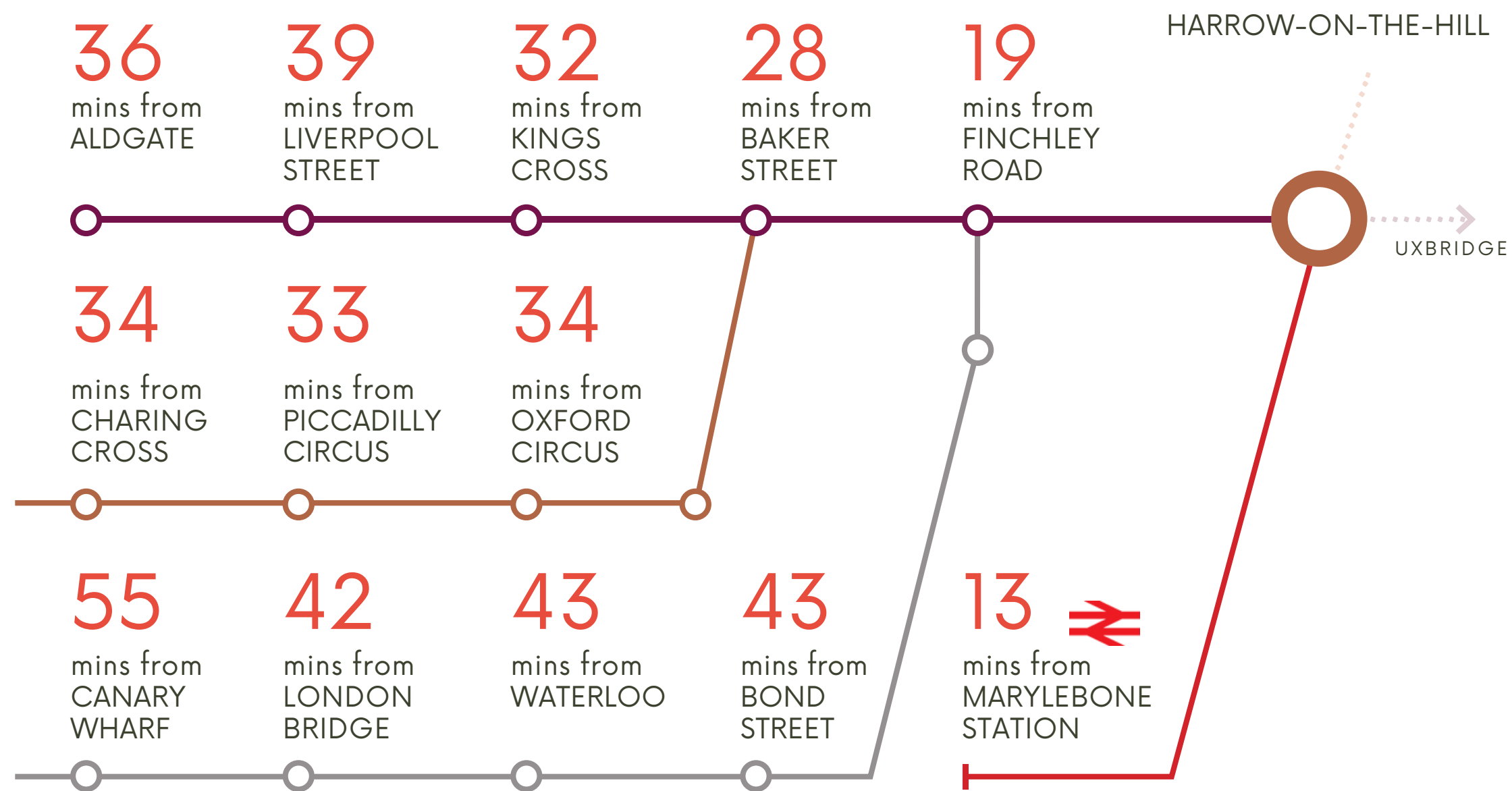


LOCATION

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



BUILDING

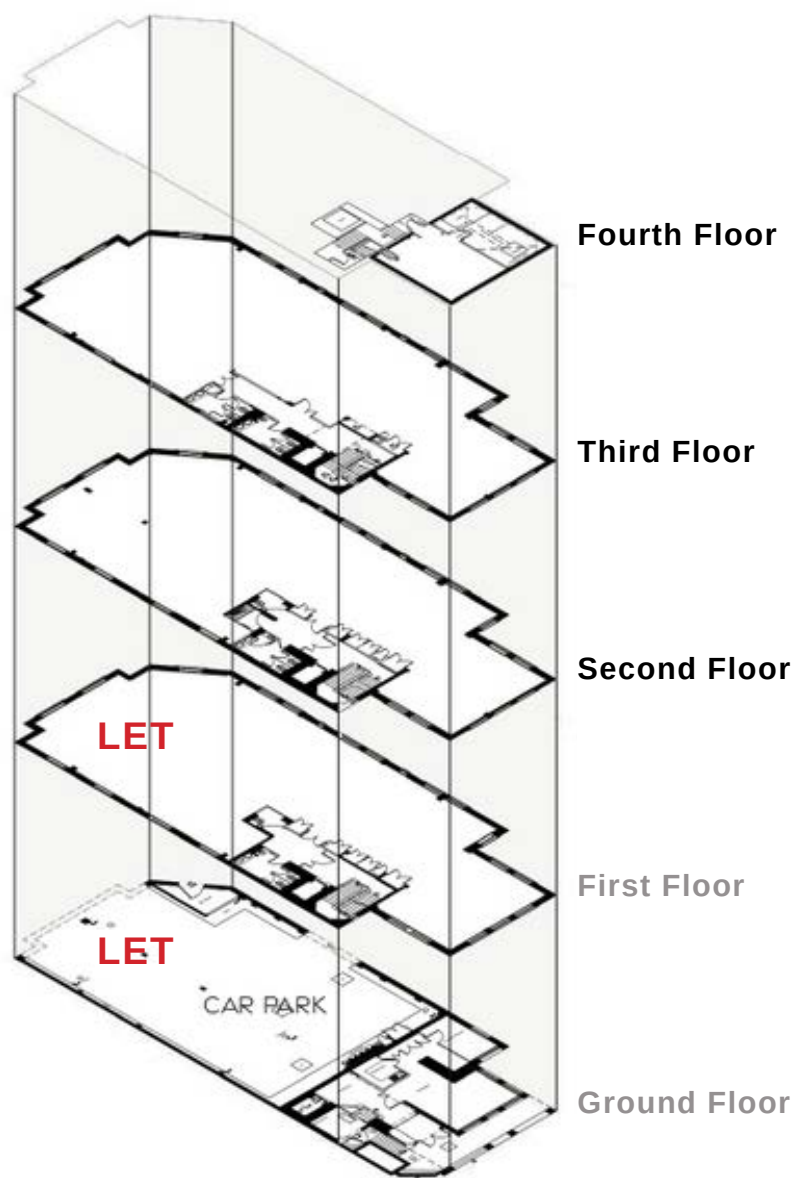
HARROW

CONNECTIONS

FLOOR PLANS

SPECIFICATION

CONTACT



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.

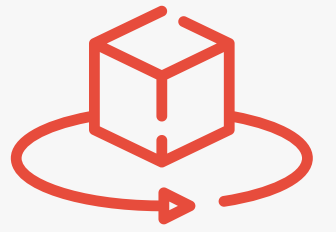
FLOOR PLAN & FINANCIALS

VIDEO TOUR



SUMMARY SPECIFICATION

VIDEO TOUR



The building has been comprehensively refurbished providing the following specification:



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

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.

July 2024

VIEWINGS

Strictly through Robert Irving Burns and Dutch & Dutch.

Ben Kushner
020 7927 0637
Ben.k@rib.co.uk

Jim Clarke
020 7927 0631
Jim@rib.co.uk

Matthew Mullan
020 7927 0622
Matthewm@rib.co.uk

Tom D'Arcy
020 7927 0648
Thomas@rib.co.uk

Peter Wilson
020 7443 9862
Peter@dutchanddutch.com

RIB

ROBERT IRVING BURNS



DUTCH & DUTCH
Established 1900