

# 166 College Road

Harrow, HA1 1BH

 DE SOUZA



## TO LET

5,211 SQ FT  
(484.12 SQ M)

£29.50 PER SQ FT

Fitted and furnished,  
ready to occupy offices

- Modern offices
- Air-conditioning
- Showers and cycle storage
- Existing fit out
- Furnished
- 11 secure car parking spaces
- Remodelled reception area
- 5 minutes walk from Harrow-on-the-Hill Station

020 8707 3030  
desouza.co.uk

Summary

|                |                  |
|----------------|------------------|
| Available Size | 5,211 sq ft      |
| Rent           | £29.50 per sq ft |
| Rates Payable  | £11.24 per sq ft |
| Rateable Value | £122,000         |
| Service Charge | £11.99 per sq ft |
| VAT            | Applicable       |
| EPC Rating     | B (29)           |

Description

166 College Road was constructed in the late 1980's and was subject to a comprehensive refurbishment in 2016 including all new air-conditioning and a remodelled reception area. The available suite is on the ground and extends to 5,211 sq ft. It benefits from an existing fit out and furniture.

Location

166 College Road, Harrow is located just 5 minutes walk from Harrow-on-the-Hill Station. Central London can be reached via the Metropolitan Line in approximately 20 minutes. There are a range of cafés and restaurants within walking distance of the office including: Nando's, Costa Coffee, Steak Out, Chill on the hill, Caffé Nero and the Kingsfield Arms. Leisure facilities include a Fitness First and Gold's Gym plus a Vue Cinema complex.

The two shopping centres St George's and St Ann's are each within a short walk and offer further car parking should it be required.

Accommodation

The accommodation comprises the following areas:

|              |       |        |
|--------------|-------|--------|
| Description  | sq ft | sq m   |
| Ground Floor | 5,211 | 484.12 |
| Total        | 5,211 | 484.12 |

Specification

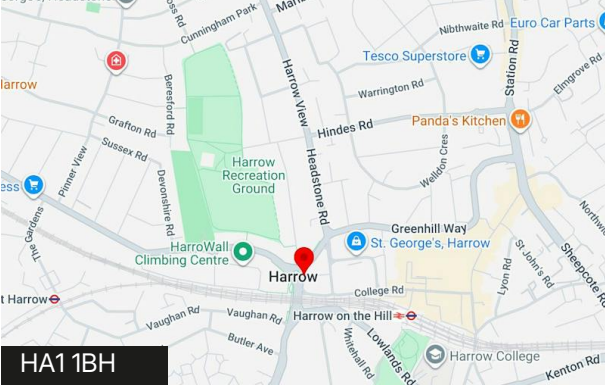
- Air conditioning
- Fitted and furnished
- Breeam rating Very Good
- EPC B
- Modern reception area
- 11 secure car parking spaces

Viewings

By appointment with De Souza.

Terms

Available by way of assignment of the existing lease expiring in August 2033 with a tenant only break option in August 2028 or on a sublease for a term to be agreed. Alternatively a new lease may be available direct with the freeholder. Full details on application.



Viewing & Further Information



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