

Available Business Premises

**Office, Industrial & Warehouse Address,
Floorspace & Agent**

September 2023

Inclusive Economy, Place Directorate

Offices & Industrial/Warehousing Premises Available in Harrow

The information in this document has been collected from agents who are actively marketing these premises and have made that information available to the Council. Where agents have not been able to forward their current availability, the entries from the previous listing have been retained (therefore some of the premises included may no longer be available and some premises currently available may not be included). LB Harrow makes no warranty or representation on any of the properties listed and interested parties need to conduct their own due diligence on any property or agent.

Offices Harrow town centre is a major office location. South Harrow, Rayners Lane and Stanmore are other office centres. Substantial amounts of modern office accommodation are available. Rents for prime offices range from £15.00 to £40.00 per sq ft (£161.40 to £430.40 per sq metre), and for older premises from £10.00 to £30.00 per sq ft (£107.60 to £322.80 per sq metre).

Industrial/Warehousing There are purpose-built units in a number of locations available. Some land has been designated for industrial development in the Harrow Local Plan which replaces the Harrow Unitary Development Plan, further details can be obtained by contacting this office. Rents for prime property range from £10.00 to £20.00 per sq ft (£107.60 to £215.20 per sq metre), and for older premises from £6.00 to £15.00 per sq ft (£64.60 to £161.40 per sq metre). Average industrial rents in Harrow are £15.46 per sq ft (£166.35 per sq metre).

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You can visit the West London Business website www.westlondon.com where you can search for premises which may not be listed in this document.

Harrow Council

Population	Business Rate Multiplier (2023/24)
261,300 (March 2021)	51.2 pence (0.512) 49.9 pence for small businesses (0.499)

Economically Active	
Workforce (Aged 16-64): 125,300 (March 2023)	Unemployment rate: 3.7% (August 2023)

Total Floorspace: Industrial/Warehousing	Total Floorspace: Offices
2,754,500 (sq ft)	2,072,400 (sq ft)
256,000 (sq m)	192,600 (sq m)

Housing	Open space
97,092 dwellings	2,958 acres
	1,197 hectares

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<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Offices</u>	<u>Not known</u>		
Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	n/k	Phoenix Business Centre 020 8861 3311	Fully serviced state of the art studio offices. Newly refurbished to highest standard. Fast and reliable internet 24 hour access. On-site allocated parking. Additional storage available. Only 12 minutes to central London. Further details on request.
Regus College Road Harrow HA1 1BD	n/k	Office Freedom 020 3918 9256	Recently refurbished business centre. Natural light. Air-conditioned. Panoramic views. Fully equipped conferencing and meeting rooms. Excellent breakout spaces. Business support services. Video conferencing. Dedicated comms. room. Cat 5e cabling. Boardroom Reception area Super high speed internet. Central heating. Kitchen. Dedicated phone line. WC. 24/7 access. 24 hour remote security monitoring. Furnished. Off-street parking. No start-up costs. Flexible agreements. Rental from £350 per person per month. (ref: 8501)
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	n/k	Office Freedom 020 3918 9256	Fully serviced office centre. Advanced telephony. Broadband. WC. Flexible office solutions. Boardroom. Meeting rooms. Super high speed internet. Air-conditioned. Kitchen. Reception area. Central heating. Dedicated phone line. 24/7 access. Furnished. Rent from £250 per person per month. (ref: 15314)
Oasis South Hill Avenue South Harrow HA2 0DU	n/k	Office Freedom 020 3918 9256	Modernist business centre. Comprehensive IT and communications infrastructure. Recently refurbished. Natural light. Kitchen. Executive conference suites. Super high speed internet. Personalised telephone answering. Message taking and voicemail. Executive furnishings. Furnished. Meeting rooms. Boardroom. WC. Central heating. 24/7 access. Air-conditioned. Reception area. Security station. Dedicated phone line. Dedicated car parking. Rental from £295 per person per month. (ref: 301)
BeWise Point 221-227 High Road Harrow Weald HA3 5EE	n/k	BeWise Point 07863 332282	One office and one classroom are available to rent 9:00 am - 5:00 pm Monday - Friday. Classroom is suitable for meetings, training and teaching etc. Lease terms and rental available on application.
79 College Road Harrow HA1 1BD	n/k	Regus 0330 818 2090	Serviced office building with an almost futuristic vibe in this modern centre, where bold colours help to make the space feel bright and welcoming. Amenities: 24 Hour CCTV monitoring. Meeting rooms. Showers. Break-out areas. Disabled facilities. Raised floors. Suspended ceilings. Lift. Major transport links. Flexible, fully-customisable office rentals are available by the hour, day, or as long as you need. Office space: Private offices from £239 per person per month, custom offices from £239 per person per month and day offices from £69 per day. Co-working: Dedicated desk from £229 per person per month, day co-working from £35 per day and co-working membership from £139 per month. Virtual offices: Business address from £55 per month, virtual office from £135 per month and virtual office plus from £229 per month. Meeting rooms: Meeting rooms, interview rooms and training rooms all from £35 per hour.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Havelock Hub 14 Havelock Place Harrow HA1 1LJ	n/k	Office Freedom 020 3918 9256	Modernly refurbished air-conditioned office suites. Available immediately. Impressive private office suites. Open plan co-working spaces. Modern meeting rooms. Large attractive breakout areas. Kitchen. Boardroom. Reception area. Super high speed internet. Central heating. Dedicated phone line. 24/7 access. WC. Furnished. Rental from £250 per person per month. (ref: 30289)
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS	n/k	Hub Space 020 8732 5555	An impressive business environment with over 30,000 sq ft of modern office space. Meeting rooms. Superfast high speed internet. Virtual office & Business services. On-site café. Simple monthly billing. On-site car parking. Office availability: 2 workstations, £600 plus VAT per calendar month. 3-4 workstations, £880 plus VAT per calendar month, 5-6 workstations, £1,200 plus VAT per calendar month. Individually tailored packages and flexible terms available from just one month.
Pentax House South Hill Avenue South Harrow HA2 0DU	n/k	Oasis Serviced Offices 020 8938 4607	Fully serviced office suites. Current availability is 1 x 1-2 person office (£500 per calendar month plus VAT), 2 x 2-3 person office (£650 per calendar month plus VAT) and 1 x 6 person office (£1,200 per calendar month plus VAT). Price includes phone and internet. Clients are on a two month notice period so availability can change. Staffed reception, Monday-Friday 9am to 5pm. 24/7 access.
Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	n/k	L & B Real Estate 01274 067462	Offices to let. Prime location. 24 hour access. Reception. Lighting. Heating. Unfurnished. Use of common areas/cleaning of common areas. Meeting room hire. Kitchenettes. WCs on every floor. Shower facilities (for cyclists). Telecoms. Lifts. Ideal for a start up business. Access to car park subject to availability. Rental starting from £10,800 per annum (£900 per calendar month) plus VAT. Available now.
Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 020 8559 1122	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Latest security card entry system. On-site parking. Virtual office available. 2- 20 workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £600 to £3,700 per calendar month. (ref: 024322)
Office no. 144 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 020 8559 1122	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Security card entry. On-site parking. Virtual office available. Two workstations. Flexible terms available starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £600 plus VAT per month.
Office no. 17 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 020 8559 1122	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Security card entry. On-site parking. Virtual office. Five workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £1,450 plus VAT per month.

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Office no. 19-21 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 020 8559 1122	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Security card entry. On-site parking. Virtual office available. 20 workstations. Flexible terms available starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £3,700 plus VAT per month.
Office no. 127 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 020 8559 1122	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Security card entry. On-site parking. Virtual office available. 4 to 5 workstations. Flexible terms available starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £1,350 plus VAT per month.
Office no. 137 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 020 8559 1122	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Security card entry. On-site parking. Virtual office. Nine workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £2,300 plus VAT per month.
Office no. 206 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 020 8559 1122	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Security card entry. On-site parking. Virtual office. Four workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £1,300 plus VAT per month.
Office no. 236-237 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 020 8559 1122	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Security card entry. On-site parking. Virtual office available. 8 to 9 workstations, partitioned. Available on flexible terms. Rents inclusive of business rates, heating, lighting and on-site support. Rental £1,800 plus VAT per month.
Office no. 138 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Claridges Commercial 020 8559 1122	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Security card entry. On-site parking. Virtual office. Four workstations. Available on flexible terms starting from one month. Rents incl. of business rates, heating, lighting and on-site support. Rental £1,300 plus VAT per month.
College Road Harrow HA1	n/k	Wex & Co 020 7768 0737	Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Unfurnished. Great location. Lease terms are available on request. Rental £14,868 per annum. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
College Road Harrow HA1	n/k	Wex & Co 020 7768 0737	Business centre comprising offices and meeting rooms refurbished to a high standard, with fresh modern décor. Unfurnished. Great location. Close to underground station. Lease terms available on application. Rental £3,588 per annum. Available immediately.
Harrovian Business Village Bessborough Road Harrow HA1 3EX	n/k	Alexandra Park 020 7768 1347	Second floor ex-accountant office space. The premises comprises: meeting rooms, kitchen and bathroom. Gas central heating. Full double glazing. Available leasehold, terms on application. Rent £18,000 per annum (£1,500 per calendar month). Bills £3,600 per annum.
79 College Road Harrow HA1 1BD	n/k	Harrovian Estates 020 3371 0005	Office space to let in Harrow town centre on flexible terms. 1 to 100 people. Desk space and co-working. Serviced offices. Serviced offices and managed offices. In addition to serviced office space, this will provide quality meeting rooms, prestigious reception and comfortable communal spaces. Plus latest voice and data technology. Short and long term rental. Prices (per workstation per month) will vary depending on size of office required and current availability.
Office 141 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Ashton Fox 020 8022 6393	First floor in a well appointed, fully furnished modern offices, in Stanmore, with excellent communication links. Broadband, Telephone and parking are extra. Fully furnished two meeting and conference rooms to hire. Beautifully appointed reception area. Lift to all floors. Professional receptionist, providing a call answering service. 24 hour access - 7 days a week. CCTV monitoring 24 hours a day. Card entry system. Dedicated comms. room with Cat 5e cabling. Male and female facilities and fitted kitchens on all floors. Virtual office available. Daily office cleaning services. On-site coffee shop. Large gated secure car park. Instant occupation, on flexible terms. Rent £1,230 plus VAT per calendar month inclusive of Rates, lighting and heating.
Office 203 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Ashton Fox 020 8022 6393	Second floor in well appointed, fully furnished modern offices, in Stanmore, with excellent communication links. Broadband, Telephone and parking are extra. Fully furnished two meeting and conference rooms to hire. Beautifully appointed reception area. Lift to all floors. Professional receptionist, providing a call answering service. 24 hour access - 7 days a week. CCTV monitoring 24 hours a day. Card entry system. Dedicated comms. room with Cat 5e cabling. Male and female facilities and fitted kitchens on all floors. Virtual office available. Daily office cleaning services. On-site coffee shop. Large gated secure car park. Instant occupation, on flexible terms. Rent £1,400 plus VAT per calendar month inclusive of Rates, lighting and heating.
Whitefriars Avenue Harrow HA3	n/k	Move In Properties Ltd 020 3641 1773	A range of serviced offices situated in a luxury modern block benefiting from lift facility, air-conditioning, high-speed Internet, telephone services, lighting, and heating. Close to public transport. Shops and amenities nearby. Gated car park. 24 hour on-site security. Rental £12,000 per annum (£1,000 per calendar month) plus VAT. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Office 7 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Ashton Fox 020 8022 6393	Ground floor in a modern, impressive office building, gated car park and CCTV. Fully furnished. Two workstations. Lift. Kitchen and WCs. Impressive entrance. Well appointed smart reception lobby. Two board rooms available to hire. Air-conditioning. Fully furnished. Secure key fob 24 hour access, 7 days a week. Card entry system. Cat 5 cabling. Available immediately. Available on flexible terms. Rent £600 plus VAT per calendar month inclusive of business rates, lighting, heating, air-con. and cleaning service.
Office 203 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Ashton Fox 020 8022 6393	Second floor in a modern, impressive office building, gated car park and CCTV. Fully furnished. 6-8 workstations. Lift. Kitchen and WCs. Impressive entrance. Well appointed smart reception lobby. Two board rooms available to hire. Air-conditioning. Fully furnished. Secure key fob 24 hour access, 7 days a week. Card entry system. Cat 5 cabling. Available immediately. Available on flexible terms. Rent £1,400 plus VAT per calendar month inclusive of business rates, lighting, heating, air-con. and cleaning service.
Office 141 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Ashton Fox 020 8022 6393	First floor in a modern, impressive office building, gated car park and CCTV. Fully furnished. 4-6 workstations. Lift. Kitchen and WCs. Impressive entrance. Well appointed smart reception lobby. Two board rooms available to hire. Air-conditioning. Fully furnished. Secure key fob 24 hour access, 7 days a week. Card entry system. Cat 5 cabling. Available immediately. Available on flexible terms. Rent £1,230 plus VAT per calendar month inclusive of business rates, lighting, heating, air-con. and cleaning service.
Office 142 Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Ashton Fox 020 8022 6393	First floor in a modern, impressive office building, gated car park and CCTV. Fully furnished. 8-10 workstations. Lift. Kitchen and WCs. Impressive entrance. Well appointed smart reception lobby. Two board rooms available to hire. Air-conditioning. Fully furnished. Secure key fob 24 hour access, 7 days a week. Card entry system. Cat 5 cabling. Available immediately. Available on flexible terms. Rent £1,950 plus VAT per calendar month inclusive of business rates, lighting, heating, air-con. and cleaning service.
Harrowian Business Village Bessborough Road Harrow HA1	n/k	Move In Properties Ltd 020 3641 1773	Office space with air-conditioning available to rent. Own WC. Small kitchenette. Conference room. Double glazing. Fitted kitchen. 24 hour on-site security. All utility bills. One parking space and one visitor space. Available immediately. Lease terms on application. Rent £18,000 per annum plus VAT.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	n/k	Property Hub Ltd 020 3478 3309	Offices available on both the first and second floor with communal areas for all businesses within the location to use. The first floor suites have access via communal lobby and access with modern lifts, door phone entry system, top quality air-conditioning systems, with recessed lighting and a floor grid for cabling, power and telephones, internet connections, two large windows comes as standard for each office for natural lighting. Refurbished WCs between each floor which alternate between male and female with disabled WC on the ground floor and communal fully fitted kitchen/diner area. Available now. Parking is on a first come first serve basis. Ample car spaces for 30 cars. Lease terms on application. Rental £20,000 per annum (£1,667 per calendar month).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Station Road Harrow Council HA1 2RH	n/k	Property Hub Ltd 020 3478 3309	Office available in a prime location. Office desk space for at least 10 desks. Kitchen. Two WCs. Loading, unloading, parking at the rear as seen. Parking is available for free for two hours via Tesco. A business permit can be obtained from the Local Authority subject to application. Fresh licence available for 10 years with a rent review after five years. Rental £25,000 per annum (£2,083 per calendar month) excl. bills and business rates.
<u>Offices</u>	<u>1 - 99 sq m</u>		
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	Various sizes	Harrow Business Centre 020 8515 2750	Multiple offices to rent in a serviced centre over four floors. Office sizes range from one to eight occupants plus, there is a shared co-working space too. On-site meeting rooms can be hired by the hour, half or full day. Occupancy is constantly changing so anyone interested in space here can be advised at that time on availability and price.
Masters House 1 Marlborough Hill Harrow HA1 1UX	Various sizes	RA Offices 020 3926 6400	New private serviced offices available. Ideal for freelancers, start-ups and small companies. Whether your new venture is still in its infancy or you're searching for a local space to develop your business - Masters House have office space for rent, 1 desk, 2 desks and 3/4-desk office spaces available. Modern, locally-based private offices - an ideal solution. Masters House serviced offices provides professionals a new work environment which includes a staffed reception desk and advanced telephone and internet services. Competitive rates. Lease terms and rental on application.
Palmerston Road Harrow HA3	50 sq ft 5 sq m	Instant Offices 020 3350 1251	Shared office space, perfect for teams or businesses that want to escape the isolation of a home office or coffee shop. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Desks: Co-working desk - dedicated per person from £150 per month. Offices: Small offices, 50 sq ft, 1 person from £200 per month.
Stanmore Hill Stanmore HA7	50 sq ft 5 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 50 sq ft, 1 person from £350 per month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Rosslyn Crescent Harrow HA1	50-500 sq ft 5-46 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 50 sq ft, 1 person from £200 per month. Medium office, 500 sq ft, 10 people from £2,000 per month.
Harrow HA1	50-1,300 sq ft 5-121 sq m	Instant Offices 020 3350 1251	Self contained, your own secure office, a blank canvas with a lock and key to set up your way. Shared office space, perfect for teams or businesses that want to escape the isolation of a home office or coffee shop. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Custom fit-out, you can choose how you would like to design, customise and deliver your own workspace. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Desks: Co-working desk - dedicated per person from £229 per month. Desks: Virtual office £55 per person per month. Offices: Small offices, 50 sq ft, 1 person from £239 per month. Medium offices, 500 sq ft, 10 people from £2,390 per month. Large offices 1,300 sq ft, 260 people from £6,214 per month.
Marlborough Hill Harrow HA1	50-1,650 sq ft 5-153 sq m	Instant Offices 020 3350 1251	Self contained, your own secure office, a blank canvas with a lock and key to set up your way. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 50 sq ft, 1 person from £250 per month. Medium offices, 500 sq ft, 10 people from £2,500 per month. Large offices 1,650 sq ft, 33 people from £8,250 per month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Pinner Road Harrow, HA1	50-3,500 sq ft 5-325 sq m	Instant Offices 020 3350 1251	Shared office space, perfect for teams or businesses that want to escape the isolation of a home office or coffee shop. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as facilities maintenance, cleaning, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Desks: Co-working desk - dedicated from £200 per month. Offices: Small offices, 50 sq ft, 1 person from £400 per month. Medium offices, 500 sq ft, 10 people from £4,000 per month. Large offices 1,750 sq ft, 35 people from £14,000 per month. Extra large office, 3,500 sq ft, 70 people from £28,000 per month.
South Hill Avenue Harrow HA2	50-4,000 sq ft 5-372 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected/additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 50 sq ft, 1 person from £395 per month. Medium offices, 500 sq ft, 10 people from £3,950 per month. Large offices 1,750 sq ft, 35 people from £13,825 per month. Extra large offices, 4,000 sq ft, 80 people from £31,600 per month.
Honeypot Lane Stanmore HA7	50-4,000 sq ft 5-372 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with required confidentiality. Services included, services such as cleaning, security, facilities maintenance, and telecoms are all included in simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 50 sq ft, 1 person from £200 per month. Medium offices, 500 sq ft, 10 people from £2,000 per month. Large offices 1,750 sq ft, 35 people from £7,000 per month. Extra large offices, 4,000 sq ft, 80 people from £16,000 per month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Masters House 1 Marlborough Hill Harrow HA1 1UX	51 sq ft 5 sq m	David Charles Property Consultants 020 8866 0001	Ground floor one person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. The building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are incl. of service charge, broadband, building insurance and electricity subject to fair use. Rental £350 per calendar month incl. of VAT.
Masters House 1 Marlborough Hill Harrow HA1 1UX	51 sq ft 5 sq m	David Charles Property Consultants 020 8866 0001	First floor one person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £350 per calendar month inclusive of VAT.
Masters House 1 Marlborough Hill Harrow HA1 1UX	53 sq ft 5 sq m	David Charles Property Consultants 020 8866 0001	Third floor one person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £360 per calendar month inclusive of VAT.
Masters House 1 Marlborough Hill Harrow HA1 1UX	75 sq ft 7 sq m	David Charles Property Consultants 020 8866 0001	First floor two person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £500 per calendar month inclusive of VAT.
The Old Council Offices 37 Stanmore Hill Stanmore HA7 3DS	75-600 sq ft 7-56 sq m	Office on the Hill Ltd 020 8420 6666	Serviced offices available from 75 to 600 sq ft. Inclusive of broadband, utilities, cleaning and 24/7 access. On-site and nearby parking available. Availability, lease terms and rental on request.
Office 2 Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	84 sq ft 8 sq m	Ashton Fox 020 8022 6393	Stunning, luxury serviced first floor office. Suitable for one desk. Air-conditioned. Unfurnished. 24 hour gated secure access. On-site gated secure parking is available. Available on a yearly licence. Rental £2,940 per annum (£245 per calendar month) plus VAT inclusive of air-conditioning, heating, gas, electricity, water, broadband and business rates. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
College Road Harrow HA1	90 sq ft 8 sq m	Wex & Co 020 7768 0737	Office unit to let. Unfurnished. 24/7 access to the building, communal printing, shared modern kitchen space and all units are fully accessible. The unit comprises three workstations. This B1 unit is a window office available for £659 per calendar month with business rates, service charges and wi-fi included. Parking available for an extra £80 to £100 plus VAT. Rental £7,908 per annum. Available immediately.
Beldham House Parr Road Stanmore HA7 1NR	94-499 sq ft 9-46 sq m	Beldham House 020 7099 4164	Newly refurbished fully services modern office space. 17 offices in total ranging in size from 94 sq ft to 499 sq ft. Double glazing. Pre wired sockets for both telephone and internet access. Allocated parking. Mail collection and reception services. Fully covered by CCTV 24/7. Secure access. Flexible terms available. Rental includes heating, lighting and rates. Details on request.
Parr Road Stanmore HA7	94-499 sq ft 9-46 sq m	Instant Offices 020 3350 1251	Serviced offices/private offices. This centre offers newly refurbished fully serviced modern office space. There are seventeen offices in total ranging in size from 94 sq ft to 499 sq ft. Rent includes heating, lighting and rates. The offices are double glazed, with pre-wired sockets for both telephone and Internet access. There is also allocated parking, with mail collection and reception services available. The premises are fully covered by CCTV 24/7 and the building is fully enclosed with secure access. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/ businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Flexible terms available.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	100-500 sq ft 9-46 sq m	Chamberlain Commercial 020 8429 6899	Newly converted business hub providing flexible workspace. The first and second floor offers glass fronted cabin offices, each one is suitable for 2-3 workstations up to 10 workstations. Air-conditioned and IT cabled. Fully furnished with internet and telephones provided. Large breakout area with a kitchen on first the floor. Kitchen facilities on the second floor. Boardroom. Manned reception during office hours. Open/private meeting space. A range of suites available from 100 sq ft to 500 sq ft. Rental £600 per month and includes rates, electric, phone, broadband, concierge, conference room and furniture.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Havelock Place Harrow HA1	100-500 sq ft 9-46 sq m	Instant Offices 020 3350 1251	Self contained, your own secure office, a blank canvas with a lock and key to set up your way. Shared office space, perfect for teams or businesses that want to escape the isolation of a home office or coffee shop. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Custom fit-out, you can choose how you would like to design, customise and deliver your own workspace. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Desks: Co-working desk - dedicated per person from £150 per month. Offices: Virtual office £60 per month per person. Small offices, 100 sq ft, 2 people from £500 per month. Medium office, 500 sq ft, 10 people from £2,500 per month.
Havelock Place Harrow HA1	100-1,154 sq ft 9-107 sq m	Instant Offices 020 3350 1251	Self contained, your own secure office, a blank canvas with a lock and key to set up your way. Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Small offices, 100 sq ft, 2 people from £350 per month. Medium offices, 358 sq ft, 8 people from £2,500 per month. Large offices 1,154 sq ft, 30 people from £4,000 per month.
Havelock Hub 14 Havelock Place Harrow HA1 1LJ	100-2,000 sq ft 9-186 sq m	Chamberlain Commercial 020 8429 6899	Havelock Hub is an exciting new office centre. It offers impressive private offices, modern meeting rooms, open plan co-worker space and large attractive breakout areas. Office space is bright and interesting. Exposed steel frame. Fully air-conditioned. All sizes are available. Bicycle racks. Showers. Flexible agreements available. Rental on request.
Devonshire House Honeypot Lane Stanmore HA7 1JS	100-2,000 sq ft 9-186 sq m	Claridges Commercial 020 8559 1122	Well appointed, fully furnished, air-conditioned offices. Instant occupancy. No start-up costs. Fully furnished. Meeting/conference rooms. Reception area. Breakout area. On-site centre manager. Secure high speed internet access. Suspended ceilings. 24/7 access. Latest security card entry system. On-site parking. Virtual office available. 2- 20 person offices available. Available on flexible terms starting from one month. Rental £72 per sq ft per annum inclusive of business rates, heating, lighting and on-site support.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS	100-30,000 sq ft 9-2,788 sq m	Office Freedom 020 3918 9256	Large contemporary business centre offering prime office space. Bespoke suites available to suit 1 to 100 workstations. WC. Comfortable breakout areas. 24/7 access. Kitchen and recycling facilities. Super high speed internet. Meeting rooms. Air-conditioned. Ergonomic furnishings. Manned reception. Personalised telephone answering. Comprehensive IT and communications network. Boardroom. On-site management and staff. Dedicated phone line. Central heating. Dedicated car parking. Rental from £200 per person per month. (ref: 8698)
Masters House 1 Marlborough Hill Harrow HA1 1UX	108 sq ft 10 sq m	David Charles Property Consultants 020 8866 0001	Third floor 4-5 person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £660 per calendar month inclusive of VAT.
Weald Lane Harrow Weald HA3	110 sq ft 10 sq m	Wex & Co 020 7768 0737	Compact, one person office space currently being used as additional storage for the landlord's business. The unit is located on the second floor, and accessed via a rear serviced road. The office includes all bills and has use of the kitchenette and bathroom facilities. Available now. Unfurnished. Lease terms on application. Rental £5,400 per annum.
Chapel Lane Pinner HA5	111 sq ft 10 sq m	Wex & Co 020 7768 0737	A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. Unfurnished. There are also WC facilities on the same floor as the self-contained unit and a large car park with allocated spaces. Perfect for a small business. Lease terms on application. Rental £5,180 (£46.67 sq ft) per annum with all bills and business rates included.
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane Stanmore HA7 1BT	111-1,500 sq ft 10-139 sq m	Cygnets Properties & Leisure 020 8731 5200 www.stanmore-bic.co.uk	Office space available ranging from 111 sq ft to 1,500 sq ft. Prices for this space are negotiable dependent on size of area let and length of tenure. An incubator director is on hand to provide support. Services include: 24 hour access, reception, use of common areas/cleaning of common areas, lifts, lighting, heating, electricity, water, access to the car park (subject to availability), meeting room hire, kitchenettes, WCs on every floor, shower facilities and telecoms. Further details are available on request
Cygnets Howard Road Honeypot Lane Stanmore HA7 1BT	111-2,500 sq ft 10-232 sq m	Office Freedom 020 3918 9256	A thriving business centre with a variety of larger open plan spaces and smaller cellular offices. Meeting Rooms. Kitchen. Boardroom. Reception area. Super high speed internet. Air-conditioned. Central heating. Dedicated phone line. WC. 24/7 access. Furnished. On-site incubator director is on hand to provide support. Prices are negotiable. Rent from £250 per person per month. (ref: 22464)
Bradburys Court Lyon Road Harrow HA1 2AQ	115 sq ft 11 sq m	Ferrari Dewe & Co 020 8427 4288	Small office (two desk with filing space). Unfurnished. All modern amenities such as air-conditioning. Meeting room available by appointment. No parking but advised that a permit at St Anns is approx. £60 per month. Rental £7,500 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	125 sq ft 12 sq m	Wex & Co 020 7768 0737	First floor B1 internal unit. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £7,200 per annum (£600 per calendar month) with business rates and service charges included. Available now.
Chapel Lane Pinner HA5	130 sq ft 12 sq m	Wex & Co 020 7768 0737	Well appointed ground floor unit which offers a quiet workspace, with great connections to the local community. This flexible unit has rear aspect windows, carpets, telephone and power points. Unfurnished. Landlord requires 24/7 access to the property in case of emergency. Communal WC facilities on both the ground and first floor. Communal kitchen servicing all units. At the entrance of the site there is a large car park with allocated spaces. Lease terms available on application. Rental £4,800 (36.92 per sq ft) per annum with bills and business rates included. Available now.
Masters House 1 Marlborough Hill Harrow HA1 1UX	130 sq ft 12 sq m	David Charles Property Consultants 020 8866 0001	Third floor 4-6 person office suite in an office building comprising of six available suites over ground, first and third floor. Each floor has the benefit of male and female WCs and a small kitchen. All suites are self-contained and are available on an all-inclusive basis. Building is secured with CCTV and 24 hour access is available, each tenant will have access to their own fob. Reception hours: Monday - Friday 9:00 am - 6:00 pm. Available on a 12-month contract. Offices are inclusive of service charge, broadband, building insurance and electricity subject to fair use. Rental £800 per calendar month inclusive of VAT.
College Road Harrow HA1	135 sq ft 13 sq m	Wex & Co 020 7768 0737	Office unit to let. Unfurnished. 24/7 access to the building, communal printing, shared modern kitchen space and all units are fully accessible. The unit comprises four workstations. This B1 unit is a window office available for £1,200 per calendar month with business rates, service charges and wi-fi included. Parking available for an extra £80 to £100 plus VAT. Rental £14,400 (£12 per sq ft) per annum. Available immediately.
Office 7 Devonshire House Honeypot Lane Stanmore HA7 1JS	135 sq ft 13 sq m	Ashton Fox 020 8022 6393	Ground floor in well appointed, fully furnished modern offices, in Stanmore, with excellent communication links. Broadband, Telephone and parking are extra. Fully furnished two meeting and conference rooms to hire. Beautifully appointed reception area. Lift to all floors. Professional receptionist, providing a call answering service. 24 hour access - 7 days a week. CCTV monitoring 24 hours a day. Card entry system. Dedicated comms. room with Cat 5e cabling. Male and female facilities and fitted kitchens on all floors. Virtual office available. Daily office cleaning services. On-site coffee shop. Large gated secure car park. Instant occupation, on flexible terms. Rent £600 plus VAT per calendar month inclusive of Rates, lighting and heating.
Suite 3 MS Business Centre Chapel Lane Pinner HA5 1AZ	137 sq ft 13 sq m	David Charles Property Consultants 020 8866 0001	Office suite accessed via the black door on the left of the premises and has shared WC facilities. Parking is available to the front of the unit. Available by way of a new lease to be agreed for a term by arrangement. Rental £4,110 per annum inclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	140 sq ft 13 sq m	Benjamin Stevens 020 8958 1118	Three offices of 140 sq ft each in a newly renovated, luxury, fully serviced offices. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	140-1,645 sq ft 13-153 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced offices. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. The range of sizes of offices are three 140 sq ft offices, 365 sq ft, 400 sq ft, 460 sq ft. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Havelock Hub Havelock Place Harrow HA1 1LJ	142 sq ft 13 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £11,940 (£84 per sq ft) per annum.
Whitefriars Avenue Harrow HA3	150 sq ft 14 sq m	Wex & Co 020 7768 0737	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £9,000 (£60 per sq ft) per annum. Available now.
Suite 2 MS Business Centre Chapel Lane Pinner HA5 1AZ	150 sq ft 14 sq m	David Charles Property Consultants 020 8866 0001	Office suite accessed via the black door on the left of the premises and has shared WC facilities. Parking is available to the front of the unit. Available by way of a new lease to be agreed for a term by arrangement. Rental £4,500 per annum inclusive.
Edgware	150-2,800 sq ft 37-232 sq m	Reichmann Properties plc 020 8952 2009	Offices available in Edgware from 150 sq ft to 2,800 sq ft. Price on application.
Suite 1 Whitefriars Avenue Harrow HA3	154 sq ft 14 sq m	Move In Properties Ltd 020 3641 1773	Office space. Modern lifts. Door phone entry system. Air-condition systems. Communal fully fitted kitchen/diner area. Refurbished WC. Parking. Lease terms are available on request. Rental £9,240 per annum (£770 per calendar month). Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	155 sq ft 14 sq m	Wex & Co 020 7768 0737	First floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £9,600 per annum (£800 per calendar month) with business rates and service charges included. Available immediately.
Chapel Lane Pinner HA5	155 sq ft 14 sq m	Wex & Co 020 7768 0737	A flexible unit with front aspect windows, carpet flooring, telephone connections and power points. Unfurnished. There are also WC facilities on the same floor as the self-contained unit and a large car park with allocated spaces. Perfect for a small business. Lease terms on application. Rental £5,350 per annum with bills and business rates included.
Suite 104 Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	155 sq ft 14 sq m	Ashton Fox 020 8022 6393	Office suite to let in a superb modern space set in beautiful grounds with a lake and gardens. Two workstations. Large impressive reception. Passenger lift. WCs on every floor. Meeting room hire. 24 hour access. Kitchenettes. Unfurnished. Car park to the rear. Available immediately. Lease terms on application. Rental £6,600 per annum (£550 per calendar month) plus VAT inclusive. Other sizes are also available.
Whitefriars Avenue Harrow HA3	158 sq ft 15 sq m	Wex & Co 020 7768 0737	Second floor B1 unit. Offices offer a series of quality work spaces in the converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby, and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £9,487 per annum (£790.60 per calendar month) with business rates/service charges included. Available immediately.
Suite E Bishops Walk House 23 High Street Pinner HA5 5PJ	160 sq ft 15 sq m	David Charles Property Consultants 020 8866 0001	Office suite in a mid terrace property of brick built construction beneath a triple pitched tile roof. Good sized offices with excellent natural light. The building has the benefit of gas fired central heating, florescent lighting, carpeting, entry phone system, 24 hour access and is in excellent condition. Available by way of a new lease. Rental £750 per calendar month.
Office 3 Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	168 sq ft 16 sq m	Ashton Fox 020 8022 6393	Stunning, luxury serviced first floor office. Suitable for 2 to 3 desks. Air-conditioned. Unfurnished. 24 hour gated secure access. On-site gated secure parking is available. Available on a yearly licence. Rental £6,000 per annum (£500 per calendar month) plus VAT inclusive of air-conditioning, heating, gas, electricity, water, broadband and business rates. Available immediately.
Chapel Lane Pinner HA5	175 sq ft 16 sq m	Wex & Co 020 7768 0737	Ground floor flexible unit with front aspect windows, desks, wood laminate flooring, power points and telephone connections. Unfurnished. There are WC facilities on the same floor as the self-contained unit and a large car park with allocated spaces. Perfect for anyone looking to run a small business. Lease terms available on application. Rental £7,200 (£41.14 per sq ft) per annum with bills and business rates included. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite C Bishops Walk House 23 High Street Pinner HA5 5PJ	175 sq ft 16 sq m	David Charles Property Consultants 020 8866 0001	Office suite in a mid terrace property of brick built construction beneath a triple pitched tile roof. Good sized offices with excellent natural light. The building has the benefit of gas fired central heating, florescent lighting, carpeting, entry phone system, 24 hour access and is in excellent condition. Available by way of a new lease. Rental £850 per calendar month.
Suite 1, Office 1 Congress House Lyon Road Harrow HA1 2EN	175 sq ft 16 sq m	VDBM 01923 845222	Fourth floor office suite available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New lease available with terms to be agreed. Rental £4,925 (£15 per sq ft) per annum exclusive, but inclusive of service charge.
Flexi Offices Harrow 1 Eastman Road Harrow HA2	175-250 sq ft 16-23 sq m	Big Yellow Self Storage 01276 980797	Modern, flexible offices can be rented for as little as four weeks, so no long leases, and come in a range of sizes. No long contracts. Agreement is 28 days, with nothing else locked in. No business rates to pay. No long lease to sign. Competitive, all-inclusive office price includes service charges, rates and rents, and security. Dedicated office rooms to rent for each business. Clean, carpeted, heated room. Plenty of self storage rooms available on site to store stock, merchandise or equipment. 24 hour pin code access to single office through a secure, intercom controlled entrance. On-site parking, kitchens and WCs are also included as standard and deliveries and post can be accepted if tenant not around. Every office also has phone lines enabling connection to broadband. Rental from £8,184 (£46.77 per sq ft) per annum.
Congress House Lyon Road Harrow HA1 2EN	175-1,585 sq ft 16-147 sq m	VDBM 01923 845222	Five office suites available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New leases available with terms to be agreed. Service charge, to be advised. Rental £15 per sq ft per annum excl.
Havelock Hub Havelock Place Harrow HA1 1LJ	179 sq ft 17 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £14,940 (£83.40 per sq ft) per annum.
Station Road North Harrow HA2	180 sq ft 17 sq m	Ashton Fox 020 8022 6393	First floor office with entrance from the front street level via a staircase. Double glazed with wood laminate flooring and a window. Suitable for 2/3 desks. 24/7 access. Opposite North Harrow station. Available immediately on a 12 month contract with two months deposit. Rental £6,000 per annum (£500 per calendar month) inclusive.
Station Road North Harrow HA2	180 sq ft 17 sq m	Wex & Co 020 7768 0737	Office unit located on the first floor of a spacious and superbly presented building. Bright and airy property includes plenty of natural light, air-conditioning, wood flooring, shared kitchen and WC. Unfurnished. Access to the space is via a rear service road. Available now. Lease terms on application. Rental £7,500 per annum, all bills included.
Office 2 Amba House 15 College Road Harrow HA1 1BA	182 sq ft 17 sq m	Move In Properties Ltd 020 3641 1773	Serviced office on fourth floor situated in the heart of Harrow Town Centre. 24 hour on-site security. Available now. Lease terms on application. Rental £600 per calendar month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House 15 College Road Harrow HA1 1BA	182-1,161 sq ft 17-108 sq m	Chamberlain Commercial 020 8429 6899	Contemporary office building with a large attractive entrance foyer. The building has two passenger lifts and video access control. At fourth floor level is a range of small office suites, all with large windows and attractive views. The suites are newly refurbished, with wood flooring, suspended ceilings and LED lighting. Offices are air-conditioned and all have access to a kitchen/break-out space. The suite sizes range from 182 sq ft to 325 sq ft. Available on short term, flexible tenancy agreements. Immediate occupancy. Rental £575 per calendar month inclusive of utilities and running costs.
Amba House 15 College Road Harrow HA1 1BA	182-1,161 sq ft 17-108 sq m	Move In Properties Ltd 020 3641 1773	Five serviced offices from 182 sq ft to 325 sq ft on fourth floor situated in the heart of Harrow Town Centre. 24 hour on-site security. Available now. Lease terms on application. Rental from £600 per calendar month.
Bradburys Court Lyon Road Harrow HA1 2AQ	188 sq ft 17 sq m	Ferrari Dewe & Co 020 8427 4288	Medium office (four desk with storage space) Unfurnished. All modern amenities such as air-conditioning. Meeting room available by appointment. No parking but advised that a permit at St Anns is approx. £60 per month. Rental £12,250 per annum.
Suite 302 Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	188 sq ft 17 sq m	Ashton Fox 020 8022 6393	Office suite to let in a superb modern space set in beautiful grounds with a lake and gardens. 3-4 workstations. Large impressive reception. Passenger lift. WCs on every floor. Meeting room hire. 24 hour access. Kitchenettes. Unfurnished. Car park to the rear. Available immediately. Lease terms on application. Rental £8,400 per annum (£700 per calendar month) plus VAT inclusive. Other sizes are also available.
Office 4 Amba House 15 College Road Harrow HA1 1BA	190 sq ft 18 sq m	Move In Properties Ltd 020 3641 1773	Serviced office on fourth floor situated in the heart of Harrow Town Centre. 24 hour on-site security. Available now. Lease terms on application. Rental £625 per calendar month.
10-12 Love Lane Pinner HA5 3EF	200 sq ft 19 sq m	Chamberlain Commercial 020 8429 6899	Second floor office suite in a charming period building. Designated parking to the rear of the building. Close to tube station. Available by way of a new lease for a term to be agreed. Rental £5,000 (£25 per sq ft) per annum plus business rates and service charge.
Amba House 15 College Road Harrow HA1 1BA	200-650 sq ft 19-60 sq m	Chamberlain Commercial 020 8429 6899	Office suites available in a modern and fully refurbished office building arranged over five floors. Each floor is serviced by 2x8 person passenger lifts. The building has a large reception lobby with a feature plasma TV and screen displaying occupier information. The office suites are air-conditioned with full access raised floors. Communal kitchen at the end of each floor. Available Immediately. Available by way of a 12 month tenancy agreement or longer by negotiation. The rental is fully inclusive of service charge, building insurance and utilities. Availability schedule information and full price list on request.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Howard Road Stanmore HA7	200-4,000 sq ft 19-372 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Custom fit-out, you can choose how you would like to design, customise and deliver your own workspace. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Virtual office £500 per person per month. Small offices, 200 sq ft, 4 people from £1,000 per month. Medium offices, 500 sq ft, 10 people from £2,500 per month. Large offices 1,750 sq ft, 35 people from £8,750 per month. Extra large office, 4,000 sq ft, 80 people from £20,000 per month.
Suite 9 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	206 sq ft 19 sq m	Ashton Fox 020 8022 6393	Luxury serviced office to let in a building that has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Furnished. Secure gated on-site parking. Available immediately. Available on a yearly licence. Rental £9,264 per annum (£772 per calendar month) plus VAT inclusive of bills and utilities, cleaning and service charge. Other sizes are also available.
Office 1 Amba House 15 College Road Harrow HA1 1BA	214 sq ft 20 sq m	Move In Properties Ltd 020 3641 1773	Serviced office on fourth floor situated in the heart of Harrow Town Centre. 24 hour on-site security. Available now. Lease terms on application. Rental £750 per calendar month.
MSP Business Centre 22 Chapel Lane Pinner HA5 1AZ	220-800 sq ft 20-74 sq m	Office Freedom 020 3918 9256	Serviced office space to let in a boutique business centre. Can be sub-divided into three private units. Executive conference suites. 24 hour access. Super high speed internet. WC. Kitchen. Ergonomic furnishings. Recycling facilities. Central heating. Comprehensive IT and communications infrastructure. Meeting rooms. Air-conditioned. Boardroom. Reception area. Dedicated phone line. Furnished Rental from £300 per person per month. (ref: 9504)
Graham Road Wealdstone HA3	240 sq ft 22 sq m	LBC Estates 020 8033 0934	Newly constructed office for rent. Central heating and double glazing and would make ideal starter units. Unfurnished. Available immediately. 20 minutes free parking in the street nearby and municipal car park within five minutes walk for longer term parking. New lease available. Rental £14,400 per annum.
Suite 2.2 Monument House 215 Marsh Road Pinner HA5 5NE	250 sq ft 23 sq m	David Charles Property Consultants 020 8866 0001	Second floor office suite in an attractive brick built office building. Comfort cooling. Double glazing. Suspended ceilings. Shared kitchen and WC facilities. Automatic passenger lift. Prestigious entrance. Parking available at rear of property. Carpets. Available by way of a new lease. Rental £1,100 per calendar month.
Office 3 Amba House 15 College Road Harrow HA1 1BA	250 sq ft 23 sq m	Move In Properties Ltd 020 3641 1773	Serviced office on fourth floor situated in the heart of Harrow Town Centre. 24 hour on-site security. Available now. Lease terms on application. Rental £825 per calendar month.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House Honeypot Lane Stanmore HA7 1JS	260 sq ft 24 sq m	Ashton Fox 020 8022 6393	Office space in a modern, impressive office building, gated car park and CCTV. Fully furnished. Lift. Kitchen and WCs. Impressive entrance. Well appointed smart reception lobby. On-site cafeteria Two board rooms available to hire. Air-conditioning. Fully furnished. Fully serviced reception. Secure key fob 24 hour access, 7 days a week. Card entry system. Cat 5 cabling. Available immediately. Available on flexible terms. Rental £14,760 per annum plus VAT inclusive of business rates, lighting, air-conditioning, heating, and cleaning service. Telephone, broadband and parking are extra.
5 Warner House Harrobian Business Village Bessborough Road Harrow HA1 3EX	275 sq ft 26 sq m	David Charles Property Consultants 020 8866 0001	Office suite comprises an air-conditioned ground floor office unit with the benefit of suspended ceiling, carpet tiles and natural light. 24 hour access. Car parking. Available to let by way of a new lease for a term to be agreed. Rental £10,000 per annum inclusive.
Whitefriars Avenue Harrow HA3	280 sq ft 26 sq m	Wex & Co 020 7768 0737	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms on application. Rental £16,800 (£60 per sq ft) per annum. Available now.
Suite 2.1 Monument House 215 Marsh Road Pinner HA5 5NE	280 sq ft 26 sq m	David Charles Property Consultants 020 8866 0001	Second floor office suite in an attractive brick built office building. Comfort cooling. Double glazing. Suspended ceilings. Shared kitchen and WC facilities. Automatic passenger lift. Prestigious entrance. Parking available at rear of property. Carpets. Available by way of a new lease. Rental £1,150 per calendar month.
Suite 2.4 Monument House 215 Marsh Road Pinner HA5 5NE	280 sq ft 26 sq m	David Charles Property Consultants 020 8866 0001	Second floor office suite in an attractive brick built office building. Comfort cooling. Double glazing. Suspended ceilings. Shared kitchen and WC facilities. Automatic passenger lift. Prestigious entrance. Parking available at rear of property. Carpets. Available by way of a new lease. Rental £1,150 per calendar month.
North Harrow HA2	280 sq ft 26 sq m	Move In Properties Ltd 020 3641 1773	Superbly presented office situated in the heart of North Harrow. Unfurnished. Available immediately on flexible terms. Rental £12,600 per annum, bills included.
Clifton Road Kenton HA3 9NX	286 sq ft 27 sq m	Property Hub Ltd 020 3478 3309	Commercial office with an office usage licence is perfect for businesses within the professional use industry. WC situated within office. Double glazing windows. Allowing superb proportions. Abundance of natural lighting from within the office. Office benefits from its own private access and can be partitioned to make two rooms if necessary. Office space benefits from having plug sockets outlining the sides of each part of the office to make it easier for tenants in need of multiple computers, electrical devices and telephone lines. Licence terms, three years, yearly rent review, break clause first anniversary with three months notice. Rental £13,200 per annum plus bills and business rates.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Studios Whitefriars Avenue Wealdstone Harrow HA3 5RN	293-5,360 sq ft 27-498 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to buy or rent commercial studio space in a building dedicated to creative industries. Whitefriars Studios offers 14 ground floor units in a shared building with communal kitchen, WCs and gallery space. Each studio has excellent natural light, lofty ceiling heights and full air-conditioning. development, on the former factory site of Winsor & Newton Arts. The 14 studios are all located on the ground floor and are ideally suited to creative industry occupiers such as architects, designers, artists and artisan manufacturers. The units are also ideal for some E-commerce businesses. Some units have independent entrances whilst others are accessed through the communal gallery space. All units have access to the shared washrooms, kitchen, and a break-out area. The studios offer imaginative workspace with concrete floors, exposed air-conditioning and overhead cable trays. For sale on a virtual freehold basis (999 year lease) from £159,950 to £3,000,000. Alternatively each studio is available to rent on annual licence basis.
4 Weald Lane Harrow Weald HA3 5ES	300 sq ft 28 sq m	Property Hub Ltd 020 3478 3309	Two desk spaces in a busy serviced office suite. Accessed via front of the property. Independent boardroom. Communal kitchen, facilities apart from telephone which is charged independently of the monthly rent. Fixed package price is available, subject to a 12 month agreement. Rental £4,500 (£15 per sq ft) per annum. Zero deposit. Available now.
Station Road North Harrow HA2	300 sq ft 28 sq m	Wex & Co 020 7768 0737	Well presented, first floor office space. Unfurnished. Discounts for this unit applies. Available now. Lease terms on application. Rental £9,600 (£32.04 per sq ft) per annum.
Weald Lane Harrow Weald HA3	300 sq ft 28 sq m	Wex & Co 020 7768 0737	Desk space in a busy serviced office suite in Harrow. The desk space is accessed via the front of the property and includes access to an independent board room for important meetings, subject to a pre booking and availability. Unfurnished. The space includes all facilities apart from telephone which is charged independently of the monthly rent. Additionally, applicants wishing to take more than one desk of the three available could benefit from a fixed package price, subject to a 12 month agreement. The space is offered with Zero Deposit and available for immediately occupation. Rental £5,400 (£18 per sq ft) per annum. Available immediately.
Weald Lane Harrow Weald HA3	300 sq ft 28 sq m	Wex & Co 020 7768 0737	Ground floor unit with access to an independent board room, washroom facilities, internet, electrics and water. Unfurnished. The unit is suitable for 1-2 persons looking to operate their business at sensible and affordable rates and includes access and use of all the facilities in the property within the monthly rent. The telephone system however is priced separately. The unit is well presented and has a glass facia and with an allocated storage shed for convenience and rear access including a parking space offered on a first come first serve basis. Tenants also have an option to use the fully equipped boardroom on specific "pre booked" dates. Rental £5,400 (£18 per sq ft) per annum. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Burnt Oak Broadway Edgware HA8	300 sq ft 28 sq m	Goldstein Leigh 020 8115 0701	Open plan four person unfurnished office with an internal office, meeting area and air-conditioning within this office complex. 24 hour access. Car parking is available at £60 plus VAT per space per month. Lease terms available on application. Rental £11,520 (£38.40 per sq ft) per annum includes service charge which covers, electricity, heating, water, security, cleaning of the communal areas etc. IT/Telecoms is the responsibility of each occupier. Available immediately.
Westbury House 23/25 Bridge Street Pinner HA5 3HR	300 sq ft 28 sq m	David Charles Property Consultants 020 8866 0001	Second floor office in a modern brick built office building on ground and three upper floors. Kitchen facilities. Air-conditioned. Heating. Suspended ceilings. Carpets. WCs. Automatic passenger lift. Raised floor. Double glazing. Entry phone system. Car Parking. Lease terms on application. Rental £1,250 per month plus VAT inclusive.
Westbury House 23/25 Bridge Street Pinner HA5 3HR	300 sq ft 28 sq m	Chamberlain Commercial 020 8429 6899	Westbury House is a modern building with attractive bright office suites facing an attractive central atrium. The suites have air-conditioning and full access raised floors, male and female WCs and kitchens on each floor. Furnished. There is parking to the rear of the building. Currently available is 300 sq ft on ground floor rear and 2,000 sq ft on second floor level which can be divided into two suites. Available to lease on a full R & I basis for a term to be agreed. Further details of costs and terms available upon request. There is also a ground floor retail unit of 823 sq ft available.
High Road Harrow Weald HA3	300 sq ft 28 sq m	Instant Offices 020 3350 1251	Private workspace, a personal workspace or area that can provide you and your team with the confidentiality you need. Services included, services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost. Flexible term, perfect for teams/businesses that do not want to commit to a long-term lease. Fixed cost, simple monthly instalments on your office tenancy with no unexpected or additional costs. Fast move in, you can be at your desk or in your office, in as little as 2-3 days! (subject to availability). Offices: Virtual office £225 per person per month. Small offices, 300 sq ft, 6 people from £1,350 per month.
Havelock Hub Havelock Place Harrow HA1 1LJ	312 sq ft 29 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £29,940 (£96.12 per sq ft) per annum. Available now.
College Road Harrow HA1	317 sq ft 29 sq m	Wex & Co 020 7768 0737	Bright and airy office in the heart of Harrow town centre. This superb office space comprises open plan and internal office space. Unfurnished. Lease terms on application. Rental £15,000 per annum. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
College Road Harrow HA1	320-532 sq ft 30-49 sq m	Wex & Co 020 7768 0737	Bright and spacious first floor serviced office which benefits from lifts, communal kitchens and WC, as well as meeting room and conference facilities. Office comprises a single open plan space. Unfurnished. Perfect for an expanding business. Rental £15,996 (£50.04 per sq ft) per annum is inclusive of business rates and service charges but broadband is not included. Available immediately.
College Road Harrow HA1	321-532 sq ft 30-49 sq m	Wex & Co 020 7768 0737	Bright and spacious first floor office which benefits from lift facilities, meeting room and conference facilities, communal kitchen and WC facilities. Unfurnished. Office is open plan with additional two internal offices. Perfect for an expanding business. Lease terms available on application. Rental £26,400 per annum (£2,200 per calendar month) inclusive of business rates and service charges.
Office 5 Amba House 15 College Road Harrow HA1 1BA	325 sq ft 30 sq m	Move In Properties Ltd 020 3641 1773	Serviced office on fourth floor situated in the heart of Harrow Town Centre. 24 hour on-site security. Available now. Lease terms on application. Rental £1,100 per calendar month.
1-9 St Anns Road Harrow HA1 1LQ	330 sq ft 31 sq m	Chamberlain Commercial 020 8429 6899	Prominent office building in the centre of Harrow that has undergone a substantial refurbishment to include a new reception area, modern air-conditioned offices and high quality finishes throughout. Raised floors. The second floor has been split and office suite offered on a 12 month rental licence or longer by negotiation. The office is fully furnished ready for immediate occupation. Available by way of a short term licence agreement of 12 months, or longer by negotiation. Rental on application.
Whitefriars Avenue Harrow HA3	341 sq ft 32 sq m	Wex & Co 020 7768 0737	Second floor B1 unit. Offices offer a series of quality work spaces in the converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby, and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £14,400 per annum (£1,200 per calendar month) with business rates/service charges included. Available immediately.
Whitefriars Avenue Harrow HA3	344 sq ft 32 sq m	Wex & Co 020 7768 0737	Second floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £18,000 per annum (£1,500 per calendar month) with business rates and service charges included. Available now.
Amba House 15 College Road Harrow HA1 1BA	350 sq ft 33 sq m	P2M Properties 020 3478 2917	Top floor office suite in a modern air-conditioned office building with stunning views. Fitted kitchen. Boardroom. One allocated parking space. Available on a flexible tenancy agreement for a term of 12 months or longer by negotiation. Rental £24,000 per annum (£2,000 per calendar month) inclusive of service charge and utilities. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 201B Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Office suite to let in a superb modern space set in beautiful grounds with a lake and gardens. 6-7 workstations. Large impressive reception. Passenger lift. WCs on every floor. Meeting room hire. 24 hour access. Kitchenettes. Unfurnished. Car park to the rear. Available immediately. Lease terms on application. Rental £15,780 per annum (£1,315 per calendar month) plus VAT inclusive. Other sizes are also available.
Devonshire House Honeypot Lane Stanmore HA7 1JS	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Modern impressive office building. Spacious aspect. Large secure well lit gated car park. Fully furnished offices on three floors. Lift. Impressive entrance. Smart reception lobby. On-site cafeteria. Two boardrooms to hire. Fitted kitchens. CCTV. Secure key fob 24 hour access, 7 days a week. Air-conditioned. WCs. Fully serviced reception and management support monitoring. Currently available: second floor 6 to 8 workstation office, lovely bright corner office with lots of natural light. Rental £16,800 per annum inclusive of business rates, air-conditioning, lighting, heating, and cleaning service. Telephone, broadband and parking are extra. Instant occupation, flexible terms, VAT applicable. Available immediately.
10-12 Love Lane Pinner HA5 3EF	356 sq ft 33 sq m	Chamberlain Commercial 020 8429 6899	First floor office suite in a charming period building. Designated parking to the rear of the building. Close to tube station. Available by way of a new lease for a term to be agreed. Rental £8,900 (£25 per sq ft) per annum plus business rates and service charge.
Havelock Hub Havelock Place Harrow HA1 1LJ	360 sq ft 33 sq m	Wex & Co 020 7768 0737	A range of modern air-conditioned serviced offices that can give your business the clean and spacious environment it needs. These offices benefit from co-working spaces, modern communal areas and meeting rooms. Soundproofed. Unfurnished. There are various office sizes that are available, and all come with the option of all inclusive rent, instant occupancy and flexible agreements. Services such as cleaning, facility maintenance and security are all included. Rental £35,940 (£14.40 per sq ft) per annum.
St Anns Road Harrow HA1	360 sq ft 33 sq m	Wex & Co 020 7768 0737	Well presented office space available to let. £1,200 broadband line not included. Unfurnished. Available immediately. Lease terms on application. Rental £14,400 (£39.96 per sq ft) per annum.
Havelock Hub Havelock Place Harrow HA1 1LJ	360 sq ft 33 sq m	Wex & Co 020 7768 0737	Beautifully presented office space situated in Harrow town centre. The serviced office space includes modern work-centres, newly fitted carpets, double glazed and air-conditioning. Unfurnished. The development includes 35 spacious, fully fitted units to accommodate for all types of businesses. Lease terms available on application. Rental £33,600 (£93.36 per sq ft) per annum. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House Honeypot Lane Stanmore HA7 1JS	360 sq ft 33 sq m	Ashton Fox 020 8022 6393	Modern impressive office building. Spacious aspect. Large secure well lit gated car park. Fully furnished offices on three floors. Lift. Impressive entrance. Smart reception lobby. On-site cafeteria. Two boardrooms to hire. Fitted kitchens. CCTV. Secure key fob 24 hour access, 7 days a week. Air-conditioned. WCs. Fully serviced reception and management support monitoring. Currently available: second floor 6 to 8 workstation office, lovely bright corner office with lots of natural light. Rental £16,800 per annum inclusive of business rates, air-conditioning, lighting, heating, and cleaning service. Telephone, broadband and parking are extra. Instant occupation, flexible terms, VAT applicable. Available immediately.
Whitefriars Avenue Harrow HA3	364 sq ft 34 sq m	Wex & Co 020 7768 0737	Second floor B1 unit. Offices offer a series of quality work spaces in the converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby, and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £21,852 per annum (£1,821 per calendar month) with business rates/service charges included. Available immediately
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	365 sq ft 34 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced office. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Amba House 15 College Road Harrow HA1 1BA	380 sq ft 35 sq m	Benjamin Stevens 020 8958 1118	Newly refurbished offices. Fully serviced. Modern kitchen. Fully furnished. Phone entry system. 24 hour access. Modern kitchen. Local parking. Mensfield Suite - large windows, giving lots of natural light. Lincons Suite - side office 1, glass walled office, with space for two desks. Lincons Suite - side office 2, single desk office with glass walls. Rental £1,400 per calendar month, all inclusive of all bills, except phone/internet.
Amba House 15 College Road Harrow HA1 1BA	390 sq ft 36 sq m	Move In Properties Ltd 020 3641 1773	Bright and airy second floor office. Open plan with a small integrated office space of 50 sq ft. Lease terms available on application. Rental £16,800 per annum (£1,400 per calendar month) inclusive of business rates and service charges. No broadband. Available now.
Station Road Harrow HA1	390-444 sq ft 36-41 sq m	Wex & Co 020 7768 0737	Bright and airy second floor office in harrow town centre. Unfurnished. Superb office space comprises open plan space with a small internal integrated office space of 50 sq ft. Lease terms on request. Rental £15,600 per annum (£35 per sq ft) inclusive of business rates and service charges. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Burnt Oak Broadway Edgware HA8	400 sq ft 37 sq m	Goldstein Leigh 020 8115 0701	Tastefully decorated 4-6 person unfurnished office with an internal office, meeting area and air-conditioning within this office complex. 24 hour access. Car parking is available at £60 plus VAT per space per month. Lease terms are available on application. Rental £14,400 (£36 per sq ft) per annum includes service charge which covers, electricity, heating, water, security, cleaning of the communal areas etc. IT/Telecoms is the responsibility of each occupier. VAT is applicable to rental amounts. Available immediately.
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	400 sq ft 37 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced office. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Debenhams Building Greenhill Way Harrow HA1 1LE	400-2,500 sq ft 37-232 sq m	Chamberlain Commercial 020 8429 6899	WareSpace is now open in Central Harrow and offers commercial space solutions for E-commerce, artisan manufacturing, offices, storage, personal trainers, charities and anyone seeking low cost business space on flexible monthly agreements. The units have great natural light and benefit from a dedicated secure loading yard, with tailgate docks, full capacity goods lifts and short stay car parking. Goods lift. Unlike self-storage centres, WareSpace customers can work permanently from inside their units. 24/7 access. Rental £900 per month (plus VAT) inclusive of all bills and high speed internet connection.
Office 142 Devonshire House Honeypot Lane Stanmore HA7 1JS	430 sq ft 40 sq m	Ashton Fox 020 8022 6393	First floor in a well appointed, fully furnished modern offices, in Stanmore, with excellent communication links. Broadband, Telephone and parking are extra. Fully furnished two meeting and conference rooms to hire. Beautifully appointed reception area. Lift to all floors. Professional receptionist, providing a call answering service. 24 hour access - 7 days a week. CCTV monitoring 24 hours a day. Card entry system. Dedicated comms. room with Cat 5e cabling. Male and female facilities and fitted kitchens on all floors. Virtual office available. Daily office cleaning services. On-site coffee shop. Large gated secure car park. Instant occupation, on flexible terms. Rent £1,950 plus VAT per calendar month inclusive of Rates, lighting and heating.
Suite 2.5 Monument House 215 Marsh Road Pinner HA5 5NE	440 sq ft 41 sq m	David Charles Property Consultants 020 8866 0001	Second floor office suite in an attractive brick built office building. Comfort cooling. Double glazing. Suspended ceilings. Shared kitchen and WC facilities. Automatic passenger lift. Prestigious entrance. Parking available at rear of property. Carpets. Available by way of a new lease. Rental £1,650 per calendar month.
Suite 5a Stanmore Towers 8-14 Church Road Stanmore HA7 4AW	440 sq ft 41 sq m	Chamberlain Commercial 020 8429 6899	A modern office suite in this popular and well maintained building in the heart of Stanmore. The office arranged as open plan workspace for 4-8 desks and a further private directors office or meeting room. The office has suspended ceilings with CAT2 lighting and air-conditioning. One allocated car parking space. Available to let on a new lease. Rental £12,000 per annum excl. of service charge, utilities and business rates, if applicable.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	460 sq ft 43 sq m	Benjamin Stevens 020 8958 1118	Newly renovated, luxury, fully serviced office. All offices are only accessed with an electronic card, ensuring full security of each office. All utilities, rates and service charge are included in the price. Large kitchen and dining area on each floor and a meeting room that can be scheduled to be booked. Wide reception/ waiting room with panelled flooring and concierge. Parking available at £100 plus VAT. Stunning garden grounds also at the rear of the building. Rental £55 per sq ft per annum.
Unit 2 Harrow Square College Road Harrow HA1 2BE	497 sq ft 46 sq m	VDBM 01923 854222	New ground floor commercial unit within a prestigious town centre development for office retail, café, restaurant, supermarket, teaching education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Premises are available on a new full R & I lease for a term to be agreed. Rental £17,395 (£35 per sq ft) per annum excl.
Unit 2 Harrow Square College Road Harrow HA1 1BE	497 sq ft 46 sq m	Chamberlain Commercial 020 8429 6899	New ground floor commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The corner unit faces outwards to the square. This space would be ideal for training, offices, PT gym, coffee shop or take away. Double height space. Shell and core condition. Next to tube station. Available to let, lease terms and rental on application.
Suite 1 MS Business Centre Chapel Lane Pinner HA5 1AZ	505 sq ft 47 sq m	David Charles Property Consultants 020 8866 0001	Self-contained office suite with the benefit of kitchen and WC facilities. Partitioned meeting room and own separate entrance. Parking is available to the front of the unit. Available by way of a new lease to be agreed for a term to be arranged. Rental £15,150 per annum incl.
Suite 25 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	512 sq ft 48 sq m	Ashton Fox 020 8022 6393	Luxury serviced office to let in a building that has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Furnished. Secure gated on-site parking. Available immediately. Available on a yearly licence. Rental £23,040 per annum (£1,920 per calendar month) plus VAT inclusive of bills and utilities, cleaning and service charge. Other sizes are also available.
6 Warner House Harrovia Business Village Bessborough Road Harrow HA1 3EX	515 sq ft 48 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished ground floor left office suite in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suite is self-contained within the building with its own WCs and kitchen. The suite is air-conditioned, and benefits from LED lighting and CAT5 Cabling, via perimeter trunking. Parking available at additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental upon request.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
6 Warner House Harrovia Business Village Bessborough Road Harrow HA1 3EX	515-3,636 sq ft 48-338 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished office suites in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suites are self-contained within the building with own WCs and kitchen. The suites are air-conditioned, and benefit from LED lighting and CAT5 Cabling, via perimeter trunking. Parking is available at an additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental upon request.
Unit 3 Carmine Court 202 Imperial Drive Rayners Lane HA2 7HG	543 sq ft 50 sq m	Chamberlain Commercial 020 8429 6899	Opportunity to purchase a newly built single storey office building. Open plan office space. Fitted to a high standard with air-conditioning, fully fitted kitchen, WC (DDA compliant) perimeter trunking, fitted carpets, Cat 5 cabling and LED lighting. Two car parking spaces. Carmine Court sits within a secure compound with automated security gates. For sale, price £275,000 (subject to VAT) based on a 999 year lease with a peppercorn ground rent.
Suite 2 Congress House Lyon Road Harrow HA1 2EN	584 sq ft 54 sq m	VDBM 01923 845222	Second floor office suite available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New lease available with terms to be agreed. Service charge, to be advised. Rental £8,760 (£15 per sq ft) per annum exclusive.
74-80 High Street Wealdstone HA3 7AF	587 sq ft 55 sq m	David Charles Property Consultants 020 8866 0001	Grade A office space with residential and a café/restaurant (1,666 sq ft) in a former police station. Refurbished to an excellent standard. Predominantly shell and core ready for tenants fit out. New lease available for a term by arrangement or by way of long leasehold sale. Rental £15,000 per annum and price on request. Café/restaurant rental £35,000 per annum and price on request.
Stanley Road South Harrow HA2	590 sq ft 55 sq m	DM & Co 020 8864 5775	Office space available. Two main rooms, good sized kitchen and a shower room. Alarmed. Unfurnished. CCTV. No restriction on use. Parking for 2 to 3 cars. Rental £11,870 per annum (£989 per month) plus usual bills.
Whitefriars Avenue Harrow HA3	597 sq ft 55 sq m	Wex & Co 020 7768 0737	Second floor B1 unit to let. Offices offer a series of quality workspaces in a converted former art materials factory. Unfurnished. The main building features a reception staffed during office hours, a meeting lobby and stylish communal kitchens on each floor. Parking is available for an extra £75 plus VAT. One year lease offered with terms to be confirmed. Rental £30,000 per annum (£2,500 per calendar month) with business rates and service charges included. Available now.
Unit 2 Churchill Court 58 Station Road North Harrow HA2 7SA	600 sq ft 56 sq m	David Charles Property Consultants 020 8866 0001	Office premises within a modern, purpose built office development and the available office is located on the ground floor. It has the benefit of shared WC facilities, suspended ceilings, partitioning, intercom, double glazing, and a shared kitchenette. Available by way of a new lease for a term by arrangement. Rental £18,000 per annum.
6 Warner House Harrovia Business Village Bessborough Road Harrow HA1 3EX	600-1,654 sq ft 56-154 sq m	VDBM 01923 845222	Attractive self-contained air-conditioned office building on ground, first and second floors. New full R & I lease considered at a rental of £35 per sq ft sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Burnt Oak Broadway Edgware HA8	620 sq ft 58 sq m	Goldstein Leigh 020 8115 0701	Tastefully decorated unfurnished office with a reception areas internal partitioning for three separate offices and meeting area. 24 hour access. Air-conditioning. Car parking is available at £60 plus VAT per space per month. Lease terms available on application. Rental £16,302 (£315.84 per sq ft) per annum includes service charge which covers, electricity, heating, water, security, cleaning of communal areas etc. IT/Telecoms is the responsibility of each occupier. Available now.
Whitefriars Avenue Harrow HA3	640 sq ft 59 sq m	Wex & Co 020 7768 0737	A building that has been converted from an art materials factory to a series of modern, stylish and quality office spaces. Unfurnished. The building has a reception which is manned during office hours, a boardroom that can be reserved and stylish communal kitchens on each floor. There is a modern two storey electrical car park that allows users to lift their cars a few metres vertically to allow others to park in the space underneath, spaces can be purchased for £100 plus VAT per month. Lease terms available on application. Rental £38,400 (£60 per sq ft) per annum.
Burnt Oak Edgware HA8	650 sq ft 60 sq m	Wex & Co 020 7768 0737	Office with private parking. This excellent commercial property offered with an existing A2 licence includes three private offices, main reception/lobby, kitchenette, storage room and a separate bathroom which could be used for customers. Unfurnished. Possible change of use. No business rate. The parking at the front is private and there is additional on street parking at the front of the property. Lease terms available on application. Rental £19,000 (£29.23 per sq ft) per annum.
6 Warner House Harrovian Business Village Bessborough Road Harrow HA1 3EX	659 sq ft 61 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished ground floor right office suite in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suite is self-contained within the building with its own WCs and kitchen. The suite is air-conditioned, and benefits from LED lighting and CAT5 Cabling, via perimeter trunking. Parking available at additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental upon request.
Unit 4 Harrow Square College Road Harrow HA1 1BE	712 sq ft 66 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Premises are available on a new full R & I lease for a term to be agreed. Rental £24,920 (£35 per sq ft) per annum excl.
6 Warner House Harrovian Business Village Bessborough Road Harrow HA1 3EX	716 sq ft 67 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished first floor right office suite in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suite is self-contained within the building with its own WCs and kitchen. The suite is air-conditioned, and benefits from LED lighting and CAT5 Cabling, via perimeter trunking. Parking available at additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental upon request.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
6 Warner House Harrovian Business Village Bessborough Road Harrow HA1 3EX	718 sq ft 67 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished second floor right office suite in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suite is self-contained within the building with its own WCs and kitchen. The suite is air-conditioned, and benefits from LED lighting and CAT5 Cabling, via perimeter trunking. Parking available at additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental upon request.
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	724 sq ft 67 sq m	SPC Property Consultants 020 8958 5789	Ground floor office to let in a secure office campus development. Kitchenette. Lift. Gas central heating. On-site security. Very well presented. Two car parking spaces. Available on a new full R & I lease, terms to be agreed. Rental £30,000 per annum plus VAT inclusive of service charge.
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	724-2,398 sq ft 67-223 sq m	SPC Property Consultants 020 8958 5789	Entire office building to let or three separate floors in a secure office campus development. Kitchenettes. Gas central heating. On-site security. Lift. Very well presented. Two car parking spaces per floor. Available on a new full R & I lease, terms to be agreed. Rental £30,000 per floor per annum plus VAT inclusive of service charge or £90,000 for the entire building.
Suite 1, Office 1 Congress House Lyon Road Harrow HA1 2EN	752 sq ft 70 sq m	VDBM 01923 845222	Second floor office suite available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New lease available with terms to be agreed. Rental £11,280 (£15 per sq ft) per annum exclusive.
6 Jardine House Harrovian Business Village Bessborough Road Harrow HA1 3EX	796 sq ft 74 sq m	VDBM 01923 845222	Second floor in a modernised office space with updated suspended ceilings. LED lighting and flooring. Currently configured as open plan office plus individual offices. Own WCs. One parking space. Available on a new full R & I lease for a term to be agreed. Rental £16,000 per annum exclusive for the first three years rising to £18,000. Available immediately.
6 Jardine House Harrovian Business Village Bessborough Road Harrow HA1 3EX	796-1,615 sq ft 74-150 sq m	VDBM 01923 845222	Modernised office space with updated suspended ceilings. LED lighting and flooring. Currently configured as open plan office plus individual offices. Own WCs. One parking space per floor. Available on a new full R & I lease for a term to be agreed. Rental on application. Available immediately.
Suite 2, Unit 2 Bradburys Court Lyon Road Harrow HA1 2BY	800 sq ft 74 sq m	VDBM 01923 845222	Ground floor office in a newly completed building. The space has excellent natural light. Air-conditioned. Raised floor with floor boxes. Suspended ceilings with recessed lighting. Own WC. Kitchenette. Premises are available on a new full R & I lease for a term to be agreed. Rental £28,000 per annum exclusive.
Lyon Road Harrow HA1	800 sq ft 74 sq m	Vel Estate Ltd 020 8033 5951	Luxury office space. Air-conditioning, own kitchen, own WC, access to another WC, meeting rooms at additional cost, all bills included, available to let now. Rental £24,000 per annum (£2,000 per calendar month).
Amba House 15 College Road Harrow HA1 1BA	800 sq ft 74 sq m	Benjamin Stevens 020 8958 1118	Newly refurbished offices. Fully serviced. Modern kitchen. Fully furnished. Phone entry system. 24 hour access. Modern kitchen. Local parking. Mensfield Suite - large windows, giving lots of natural light. Lincons Suite - side office 1, glass walled office, with space for two desks. Lincons Suite - side office 2, single desk office with glass walls. Rental £2,500 per calendar month, all inclusive, except phone/internet.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Cervantes House 5-9 Headstone Road Harrow HA1 1PD	814 sq ft 76 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished bright third floor office in Central Harrow. Has the benefit of its own kitchen and WC together with boardroom facility. Available by way of a new full R & I lease. Rental £27,700 per annum incl. of service charge. Short term lease available.
6 Jardine House Harrovia Business Village Bessborough Road Harrow HA1 3EX	819 sq ft 76 sq m	VDBM 01923 845222	First floor in a modernised office space with updated suspended ceilings. LED lighting and flooring. Currently configured as open plan office plus individual offices. Own WCs. One parking space. Available on a new full R & I lease for a term to be agreed. Rental £18,000 per annum exclusive. Available immediately.
Westbury House 23/25 Bridge Street Pinner HA5 3HR	823 sq ft 76 sq m	David Charles Property Consultants 020 8866 0001	Open plan retail unit on ground floor. Partitioned meeting room/office to the front of the unit and to the rear of the unit there is a kitchen and WCs. The unit also benefits from air-conditioning, suspended ceilings and carpets. Double Glazing. Suitable for a variety of uses. Parking available nearby. Available by way of a new lease for a term by arrangement. Rental £4,115 per month plus VAT.
Lyon Road Harrow HA1	825 sq ft 77 sq m	Alexandra Park 020 7768 1347	Excellent condition office unit. Staff desk area, manager's office, store area and computer server. Kitchen, cloakroom, disabled WC. Full double glazing. Lift. On-road parking. Available now. New lease. Rent £28,000 per annum.
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	830 sq ft 77 sq m	SPC Property Consultants 020 8958 5789	Second floor office to let in a secure office campus development. Kitchenette. Lift. Gas central heating. On-site security. Very well presented. Two car parking spaces. Available on a new full R & I lease, terms to be agreed. Rental £30,000 per annum plus VAT inclusive of service charge.
2 Spring Villa Park Spring Villa Road Edgware HA8 7EB	844 sq ft 78 sq m	SPC Property Consultants 020 8958 5789	First floor office to let in a secure office campus development. Kitchenette. Lift. Gas central heating. On-site security. Very well presented. Two car parking spaces. Available on a new full R & I lease, terms to be agreed. Rental £30,000 per annum plus VAT inclusive of service charge.
CACI House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	850 sq ft 79 sq m	SPC Property Consultants 020 8958 5789	Neat ground floor office space, divided into five offices, in a self-contained three storey building on a secure office campus. Lift. Gas central heating. Kitchen/staff break out room. WCs. Underfloor trunking. On-site security. Well located. Two car parking spaces. New full R & I lease available, terms to be agreed. Rental £15,000 per annum. (ref: 9CACI)
Devonshire House Honeypot Lane Stanmore HA7 1JS	850 sq ft 79 sq m	Ashton Fox 020 8022 6393	Modern impressive office building. Spacious aspect. Large secure well lit gated car park. Fully furnished offices on three floors. Lift. Impressive entrance. Smart reception lobby. On-site cafeteria. Two boardrooms to hire. Fitted kitchens. CCTV. Secure key fob 24 hour access, 7 days a week. Air-conditioned. WCs. Fully serviced reception and management support monitoring. Currently available: first floor 13 to 14 workstation office, lovely bright corner office with lots of natural light. Rental £38,160 per annum inclusive of business rates, air-conditioning, lighting, heating, and cleaning service. Telephone, broadband and parking are extra. Instant occupation, flexible terms, VAT applicable. Available immediately.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
132 Pinner Road Harrow HA1 4JE	900 sq ft 84 sq m	VDBM 01923 845222	Self-contained ground floor premises, previously a solicitor's office, gas fired central heating, shop frontage, kitchenette, double glazing. Suitable for a variety of uses. Two car parking spaces in the forecourt area. Available on a new full R & I lease for a term to be agreed. Rental £17,500 per annum exclusive. Self-contained first/second floor three bed flat. Entire property is available for sale freehold. Guide price £660,000.
Japonica House 8 Spring Villa Park Spring Villa Road Edgware HA8 7EB	925 sq ft 86 sq m	SPC Property Consultants 020 8958 5789	Ground floor office suite in a well located and excellent office campus. Air-conditioned. Heating. WCs. Gated security. 2 to 3 car parking spaces. New full R & I lease available for a term to be agreed. Rental £18,500 per annum exclusive. (ref: 8SVP LEFT)
Roxbridge Point South Harrow Arches Stanley Road South Harrow HA2 8FE	925 sq ft 86 sq m	Chamberlain Commercial 020 8429 6899	Detached, newly built commercial unit providing fully self-contained workspace. The building is finished to a high specification with air-conditioning, LED lighting system, and full power and data cabling capacity. Own WC. Fitted kitchen. Suitable for office, clinic, creche, tuition centre and wellness studio. Includes external bike racks and allocated parking for two cars. Available for purchase on a freehold basis. Price £545,000.
CACI House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	933 sq ft 87 sq m	Michael Berman & Co 020 8346 5100	Self-contained office suite on the entire first floor. Recently refurbished. Mainly open plan with a private office and meeting room. On-site security. Entryphone. Suspended ceiling with recessed lighting. Gas fired central heating. Shared male & female WCs. Carpeted. Under floor trunking. Kitchen. Two car parking spaces. Available on a new full R & I lease to be granted for a term by arrangement. Rental £24,000 per annum exclusive plus VAT.
Spring Villa Park Spring Villa Road Edgware HA8 7EB	933 sq ft 87 sq ft	Claridges Commercial 020 8559 1122	Modern first floor self-contained office suite within a townhouse style office building with lift access and fully DDA compliant. The premises have recently been refurbished and arranged mainly as open plan with meeting room and private office. Male and female WCs. Staff room. Kitchenette. On-site security. Carpeted. Entryphone. Suspended ceiling and recessed lighting. Under floor trunking. Two on-site parking spaces. Available on a new full R & I lease for a term to be agreed with five yearly rent reviews. Rental £24,000 per annum plus VAT inclusive of on-site security, estate management, lighting and gardening of the estate, service charge but excluding utilities.
CACI House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	933 sq ft 87 sq m	SPC Property Consultants 020 8958 5789	First floor self-contained office suite in a secure office campus. Kitchenette. Lift. Gas central heating. Underfloor trunking. On-site security. Very well presented. Almost new double glazed windows. 2 car parking spaces. Available on a new full R & I lease, terms to be agreed. Rental £24,000 per annum. Rental incentives are available. (ref: 9 SVP)
Suite 2B Congress House Lyon Road Harrow HA1 2EN	962 sq ft 89 sq m	VDBM 01923 845222	Fourth floor office suite available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New lease available with terms to be agreed. Service charge, to be advised. Rental £14,430 (£15 per sq ft) per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Bridge House 25/27 The Bridge Wealdstone HA3 5AB	966 sq ft 90 sq m	Chamberlain Commercial 020 8429 6899	A self-contained office building arranged over ground and first floor and comprising four rooms plus male and female WCs. The property is in a basic un-refurbished condition and requires updating internally. Alternative uses considered. The condition is reflected in the rent and a rent free period is available for tenants improvement works. Available by way of a new full R & I lease for a term to be negotiated. Rental £19,000 per annum.
Station Road North Harrow HA2	968 sq ft 90 sq m	Blue Alpine 020 3641 9157	Self-contained office accommodation on first and second floors. Refurbished to a high standard with electric heaters, double glazing windows and phone entry system for each office. Unfurnished. Flexible terms to fit tenant's needs. Available immediately on a new lease, terms to be agreed by negotiation. Rental £25,000 (£25.80 per sq ft) per annum. VAT is not applicable to this property.
369-391 Burnt Oak Broadway Edgware HA8 5AW	1,000 sq ft 93 sq m	Office Freedom 020 3918 9256	Contemporary business centre across five floors. Serviced offices. Air-conditioned. 24/7 access. Virtual office leasing. Comprehensive IT and communications infrastructure. Super high speed internet. Extensive window space. Meeting rooms. Kitchen. Boardroom. Manned security station. Reception area. WC. Central heating. Dedicated phone line. Furnished. dedicated car parking. Available on yearly licences with longer leases negotiable. Rental from £280 per person per month. (ref: 6419)
Kings House Kymberley Road Harrow HA1 1PT	1,000-7,500 sq ft 93-697 sq m	Chamberlain Commercial 020 8429 6899	Modern office building which currently has a ready made space available from 1,000 sq ft to 7,500 sq ft. Offices are arranged to provide open plan workspace, together with meeting rooms and a large kitchen/breakout area. The building has an attractive reception with 24 hour concierge security and three high speed passenger lifts. The third floor is fully refurbished with full air-conditioning and underfloor trunking. There is also the benefit of generous parking. Excellent transport links. Available by way of a new full R & I lease for a term to be negotiated. Rental £27 per sq ft.
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane HA7 1BT	1,000-9,100 sq ft 93-846 sq m	Stanmore Business & Innovation Centre 020 8731 5200 www.stanmore-bic.co.uk	Brand new office space available in a professional serviced office environment. High speed fibre internet connection. CCTV. Private meeting and conference rooms. Reception facility. 24 hour access. Telephone answering. Business support service. Car parking. Lease terms and rental upon application.
Leeway House Leeway Close Hatch End HA5 4SE	1,002 sq ft 93 sq m	David Charles Property Consultants 020 8866 0001	First floor office space with partitioned rooms, fully fitted kitchen, integrated fridge/freezer, fully fitted bathroom, new carpet, two secure metal doors; one located at the entrance on ground floor and another inside the property to secure a storage room. Two parking spaces to the front of the unit. Available by way of a new lease to be agreed for a term by arrangement. Rental £25,000 per annum inclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Bradburys Court Lyon Road Harrow HA1 2BY	1,010 sq ft 94 sq m	Chamberlain Commercial 020 8429 6899	Bradburys Court forms part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq ft of commercial space. Bradburys Court is an eight storey office building with floor to ceiling windows and panoramic views. The second floor has just been fitted to provide four office suites, which are now available to rent on a fully furnished basis. These high quality offices are fully air-conditioned with access raised floors and LED lighting. Male and female WCs, and fitted kitchen. The building has 24 hour access, CCTV, security controlled access and on-site concierge service. Fully fitted in 2021. Furnished and ready to occupy. Available by way of a flexible licence agreement for 12 months or longer. Longer leases are available if required. Rental £35,000 per annum plus service charge and business rates
6 Warner House Harrovia Business Village Bessborough Road Harrow HA1 3EX	1,028 sq ft 96 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished second floor left office suite in an attractive business park with 2 & 3 storey office buildings staged around a gated courtyard car park. The owners have just completed a comprehensive programme of refurbishment works to provide five individual offices suites over ground, first and second floors. The office suite is self-contained within the building with its own WCs and kitchen. The suite is air-conditioned, and benefits from LED lighting and CAT5 Cabling, via perimeter trunking. Parking available at additional cost. Available on a flexible tenancy agreement for a term to be negotiated. Rental upon request.
Marlborough Hill Harrow HA1	1,053 sq ft 98 sq m	Wex & Co 020 7768 0737	Modern office within a newly built building. This impressive office offers a range of benefits such as: electric heating throughout, full air-conditioning, alarm system, 20 internet and telephone line plugs in every office, disabled WCs on the ground floor and a communal bike storage shed. Unfurnished. The service charge for this office includes cleaning, building maintenance and full use of the reception facilities. Unit will also be fitted with a full set of spotlights to light up the building 24/7 and really set it apart from other units in the area. Lease terms are available on application. Rental £30,000 (£28.49 per sq ft) per annum. Available immediately.
<u>Offices</u>	<u>100 - 499 sq m</u>		
Suite 3 Rama House 17 St. Anns Road Harrow HA1 1JU	1,100 sq ft 102 sq m	Chamberlain Commercial 020 8429 6899	First floor office suite in an impressive mixed use building. Fully fitted. Three full glass partitioned executive rooms with open plan workspace. Shared kitchen/breakout room. Raised floors. Air-conditioned. Impressive reception. Male/female WCs. Two car parking spaces. Available to rent on a flexible term. Rental £33,000 per annum excluding business rates, service charge, insurance and VAT. Alternatively the office suite can be sold by way of a 125 year head lease. Price £600,000.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
St. Anns Road Harrow HA1	1,100 sq ft 102 sq m	Ashton Fox 020 8022 6393	Second floor office to let in a prime position. Lift and a prominent street-level secure double door entrance lobby. Double glazed, carpeted, suspended ceiling, bright and airy with plenty of windows providing lots of fresh air and natural light. Kitchenette. WCs. Fire alarm, double glazing, air-conditioning, carpeting, and suspended ceiling with inset lighting. Can be divided if required. Furnished to a very good standard. Available immediately. Lease terms available on application. Rental £42,000 per annum (£3,500 per calendar month) inclusive.
Suite 3.1 & 3.2 Monument House 215 Marsh Road Pinner HA5 5NE	1,100 sq ft 102 sq m	David Charles Property Consultants 020 8866 0001	Third floor office suite in a modern brick built office building. Prestigious entrance with an automatic passenger lift. The offices have the benefit of comfort cooling, suspended ceilings, carpets and double glazing. There are shared kitchen and WC facilities and parking is available by separate arrangement. Available by way of a new lease for a term by arrangement. Rental £27,500 per annum.
Unit 3A Harrow Square College Road Harrow HA1 1BE	1,115 sq ft 104 sq m	Chamberlain Commercial 020 8429 6899	New ground floor commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The unit faces outwards to the square opposite Greenhill library and has a glass panel front. The unit has been fitted to an open plan finish with WC waiting for an occupiers internal fit out. Would be ideal for training, offices, PT gym, coffee shop or a creche. Double height space. Available to lease on terms to be agreed. Rental £25 per sq ft rising to £35 per sq ft over five years.
104 College Road Harrow HA1 1BQ	1,133 sq ft 105 sq m	Chamberlain Commercial 020 8429 6899	Third floor (rear) office suite benefitting from excellent natural light and can be combined with available space on fourth floors. Passenger lift. Currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to underground station. Available by way of a new full R & I lease for a term to be negotiated. Rental £30,500 (£27 per sq ft) per annum.
104 College Road Harrow HA1 1BQ	1,133 sq ft 105 sq m	Chamberlain Commercial 020 8429 6899	Fourth floor (rear) office suite benefitting from excellent natural light and can be combined with other available space on third and fourth floors. Passenger lift. Currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to tube station. Available by way of a new full R & I lease for a term to be negotiated. Rental £30,500 (£27 per sq ft) per annum.
104 College Road Harrow HA1 1BQ	1,133-3,932 sq ft 105-365 sq m	Chamberlain Commercial 020 8429 6899	Three newly created office suites each benefitting from excellent natural light and offering a flexible range of floor space over the three combined areas. The suites are newly built over third and fourth floors with a new passenger lift and are currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to tube. Available by way of a new full R & I lease for a term to be negotiated. Rental £30,500 to £106,000 per annum (£27 per sq ft).
6 Warner House Harrovian Business Village Bessborough Road Harrow HA1 3EX	1,196 sq ft 111 sq m	VDBM 01923 845222	Ground floor in an attractive self-contained air-conditioned office building on ground, first and second floors. New full R & I lease considered at a rental of £35 per sq ft sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Marlborough Hill Harrow HA1	1,200 sq ft 112 sq m	Wex & Co 020 7768 0737	Modern office within a newly built building. This impressive office offers a range of benefits such as: electric heating throughout, full air-conditioning, alarm system, 20 internet and telephone line plugs in every office, disabled WCs on the ground floor and a communal bike storage shed. Unfurnished. The service charge for this office includes cleaning, building maintenance and full use of the reception facilities. Unit will also be fitted with a full set of spotlights to light up the building 24/7 and really set it apart from other units in the area. Lease terms are available on application. Rental £30,000 (£25 per sq ft) per annum. Available immediately.
Unit 2 Bradburys Court Lyon Road Harrow HA1 2BY	1,227 sq ft 114 sq m	Chamberlain Commercial 020 8429 6899	Bradburys Court forms part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq ft of commercial space. Bradburys Court is an eight storey office building with floor to ceiling windows and panoramic views. Unit 2 is located on the ground floor. These high quality offices are recently refurbished, fully air-conditioned with access raised floors and LED lighting. Fully fitted in 2021. Ready to occupy. Male and female WCs, and fitted kitchen. The building has 24 hour access, CCTV and security controlled access. The property is for sale on a virtual freehold basis (999 year head lease). The asking price is £750,000 plus VAT.
College Road Harrow HA1	1,250 sq ft 116 sq m	Ferrari Dewe & Co 020 8427 4288	Third floor rear office accommodation Good natural light throughout. Suspended ceilings with recessed lighting, heating, carpeting, air-conditioning and perimeter trunking throughout. Unfurnished. Lease terms on application. Rental £31,250 (£25 per sq ft) plus VAT per annum exclusive.
College Road Harrow HA1	1,250 sq ft 116 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor rear office accommodation Good natural light throughout. Suspended ceilings with recessed lighting, heating, carpeting, air-conditioning and perimeter trunking throughout. Unfurnished. Lease terms on application. Rental £31,250 (£25 per sq ft) plus VAT per annum exclusive.
College Road Harrow HA1	1,250-1,750 sq ft 116-163 sq m	Ferrari Dewe & Co 020 8427 4288	Office accommodation located on third and fourth floors. Good natural light throughout. Air-conditioning, heating, suspended ceilings with recessed lighting, carpeting and perimeter trunking throughout. Unfurnished. Lease terms on application. Rental £25 per sq ft plus VAT per annum exclusive.
34 Byron Hill Road Harrow HA2 0HY	1,285 sq ft 119 sq m	David Charles Property Consultants 020 8866 0001	Ground floor offices. Gas fired central heating, a leased line, double glazing and Cat 5 cabling. Air-conditioned. To the front of the building there are two parking spaces. To be let by way of a new lease for a term by arrangement. Rental £32,000. Under offer.
Front Suite Monument House 215 Marsh Road Pinner HA5 5NE	1,300 sq ft 121 sq m	David Charles Property Consultants 020 8866 0001	First floor office suite in a modern brick built office building. Prestigious entrance with an automatic passenger lift. The offices have the benefit of comfort cooling, suspended ceilings, carpets and double glazing. There are shared kitchen and WC facilities and parking is available by separate arrangement. Available by way of a new lease for a term by arrangement. Rental £32,500 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 1 Harrow Square College Road Harrow HA1 1BE	1,300-2,616 sq ft 121-243 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Can be split into two separate units. Premises are available on a new full R & I lease for a term to be agreed. Rental £91,560 (£35 per sq ft) per annum exclusive rising to £130,800 (£50 per sq ft) per annum in the fifth year of the lease agreement.
Suite 20-21 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	1,303 sq ft 121 sq m	Ashton Fox 020 8022 6393	Luxury serviced office to let in a building that has been fully refurbished to a high standard, providing furnished office suites over three floors, all connected via a lift. Furnished. Secure gated on-site parking. Available immediately. Available on a yearly licence. Rental £52,116 per annum (£4,343 per calendar month) plus VAT inclusive of bills and utilities, cleaning and service charge. Other sizes are also available.
Elthorne Gate 64 High Street Pinner HA5 5QA	1,310 sq ft 122 sq m	David Charles Property Consultants 020 8866 0001	Office accommodation fitted to a high standard and benefits from air-conditioning, good natural light, newly fitted carpets and two parking spaces. The space comprises a large open plan area with a small office. There are shared male and female WCs, a dedicated kitchen and shared meeting room. Available by way of a new lease for a term by arrangement. Rental £33,500 per annum.
Middlesex House 118-134 College Road Harrow HA1 1BQ	1,348 sq ft 125 sq m	Forest Real Estate 020 3355 1555	Modern third floor office. Mostly open plan with glass partitioned office/meeting room. Lift. Potential for break out spaces or separate office space. Curved frontage with wall to wall windows allowing in an abundance of natural light. Finished to a good standard and has a tea point by the entrance. Air-conditioned. Carpeted throughout. Double glazing. One allocated car parking space. Lease terms are available on application. Rental £40,440 (£30 per sq ft) per annum plus VAT.
Middlesex House 118-134 College Road Harrow HA1 1BQ	1,348 sq ft 125 sq m	10X Rising 0121 721 7690	Modern third floor office takes advantage of the building's curved frontage with wall to wall windows allowing in an abundance of natural light. An occupier would benefit from air-conditioning, double glazing and one allocated parking space. Modern finish. Large open space. Glass partitioned offices. Lift access. Lease terms on application. Rental £27,996 per annum (£2,333 per calendar month).
Cervantes House 5-9 Headstone Road Harrow HA1 1PD	1,383 sq ft 129 sq m	Forest Real Estate 020 3355 1555	Well furnished modern second floor office with glass partitions. Air-conditioned. Central heating. Lift. WC and shower facilities. Two allocated covered car parking spaces. Lease terms available on request. Rental £41,490 (£30 per sq ft) per annum plus VAT.
Kasaka House 26-28 Church Road Stanmore HA7 4AW	1,440 sq ft 134 sq m	VDBM 01923 845222	Second floor air-conditioned office suite currently arranged in an open plan with several partitioned office suites. Attractive entrance and passenger lift serving the upper floors. One parking space. The premises are available on a new full R & I lease for a term to be agreed. Rental £35,000 per annum excl.
6 Warner House Harrovian Business Village Bessborough Road Harrow HA1 3EX	1,445 sq ft 134 sq m	VDBM 01923 845222	First floor in an attractive self-contained air-conditioned office building on ground, first and second floors. New full R & I lease considered at a rental of £35 per sq ft sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Kasaka House 26-28 Church Road Stanmore HA7 4AW	1,450 sq ft 135 sq m	Chamberlain Commercial 020 8429 6899	Bright and airy office suite in a well maintained office building. The building entrance is on Church Road and the second floor is accessed via a passenger lift. The suite provides modern office space, with air-conditioning and suspended ceilings with Cat2 lighting. Open plan layout with several partitioned executive offices (five rooms and open plan). Allocated car parking to the rear of the building. New full R & I lease available for a term to be agreed. Rental £35,000 per annum (£24 per sq ft) subject to VAT and exclusive of service charge, business rates and insurance costs.
Unit 1 Artisan Place Ladysmith Road Harrow HA3	1,480 sq ft 138 sq m	Chamberlain Commercial 020 8429 6899	Artisan Place is a mixed use development built in 2015. The scheme includes a terrace of five commercial ground floor studio offices. This unit is fitted to a high and contemporary standard with a mix of open plan office space, glass meeting rooms and generous breakout areas. Fully fitted kitchen. WCs. Access to communal gardens. Carpeted floors. Fully air-conditioned. Automated LED spotlights. UPVC double glazing. Raised access floor. One allocated car parking space. Available by way of an existing 10 year lease that commenced in Feb. 2019. A new lease may be available for a term to be agreed. Rental £34,000 per annum. Currently under offer.
Unit 5 Harrow Square College Road Harrow HA1 1BE	1,503 sq ft 140 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Premises are available on a new full R & I lease for a term to be agreed. Rental £52,605 (£35 per sq ft) per annum excl.
Metroline House 118-122 College Road Harrow HA1 1BQ	1,556 sq ft 145 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished bright third floor office. Own kitchen facility. Air-conditioned. Passenger lift. Viewing highly recommended. Available now by way of a new full R & I lease for a term by negotiation. Rental £46,680 per annum inclusive of service charge and business rates.
Suite 2 Congress House Lyon Road Harrow HA1 2EN	1,585 sq ft 147 sq m	VDBM 01923 845222	Third floor office suite available to let. Attractive entrance. Manned reception. Two lifts serve the upper parts. New lease available with terms to be agreed. Service charge, to be advised. Rental £23,775 (£15 per sq ft) per annum exclusive.
Unit 3 Harrow Square College Road Harrow HA1 1BE	1,633 sq ft 152 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Premises available on a new full R & I lease for a term to be agreed. Rental £57,155 (£35 per sq ft) per annum exclusive.
6 Warner House Harrovia Business Village Bessborough Road Harrow HA1 3EX	1,635 sq ft 152 sq m	VDBM 01923 845222	Second floor in an attractive self-contained air-conditioned office building on ground, first and second floors. New full R & I lease considered at a rental of £35 per sq ft sq ft.
29/31 Bridge Street Pinner HA5 3HR	1,637 sq ft 152 sq m	David Charles Property Consultants 020 8866 0001	Double fronted retail unit, arranged over ground floor only. Suitable for a variety of uses. Parking available nearby. Available by way of a new full R & I lease. Rental £60,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
College Road Harrow HA1	1,650 sq ft 153 sq m	Wex & Co 020 7768 0737	Ground floor serviced office unit, located in the heart of Harrow town centre and newly refurbished. The office comprises a single open plan space of approximately 1,730 sq. ft. and 75 sq ft kitchen area. Unfurnished. Rental £31,140 (£18 per sq ft.) per annum. Service charges are £9,586.50 per annum and include one free parking space. Business rates not included. Available immediately.
104 College Road Harrow HA1 1BQ	1,666 sq ft 155 sq m	Chamberlain Commercial 020 8429 6899	Fourth floor (front) office suite benefitting from excellent natural light and can be combined with other available space on third and fourth floors. Passenger lift. Currently offered as fully open plan space with wood flooring, led tile lighting and perimeter trunking. Close to underground station. Available by way of a new full R & I lease for a term to be agreed. Rental £45,000 (£27 per sq ft) per annum.
Hygeia Building 66-68 College Road Harrow HA1 1BE	1,676-8,896 sq ft 156-827 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Part ground floor and part second floor office space in a premium specification office property built in 1991, arranged over ground, mezzanine and five upper floors around an impressive full height central atrium with wall-climber lifts. Reception area has been recently updated to provide an impressive entrance for occupiers and visitors. The design-led reception area features breakout work space. Bright, open plan offices. Fully air-conditioned. Four x 13 person lifts. Fully accessible raised floors. Male and female restrooms on each floor and accessible WCs are available. 24/7 access. On-site management team. Excellent parking ratio at 1:419 sq ft. Lease terms on request. Rental £32.50 per sq ft per annum.
Hygeia Building 66-68 College Road Harrow HA1 1BE	1,676 sq ft 156 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Ground floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Newly refurbished welcome and reception area. Break out work bench in reception. Full height central atrium. 4 x 13 person passenger lifts. 24 hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Fully air-conditioned. Suspended ceilings and LED lighting. Fully accessible raised floors. Excellent parking ratio (1 parking space: 419 sq ft). Lease terms on request. Rental £32.50 per sq ft per annum.
Hygeia Building 66-68 College Road Harrow HA1 1BE	1,676 sq ft 156 sq m	Chamberlain Commercial 020 8429 6899	Ground floor office suite in what is considered to be one of Harrow's best office buildings which features an impressive full height central glass atrium reception. The suite has been refurbished and has its own street entrance in addition to the main building reception. The offices feature high ceilings with exposed services, air-conditioning and LED lighting. Own kitchen. Reception has a break out space and security doors leading to the glass elevators. Break out work bench in reception. 4 x 13 person passenger lifts. 24 hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Suspended ceilings. Fully accessible raised floors. Parking for three cars. Lease terms upon application. Rental £54,470 per annum.
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	VDBM 01923 845222	New ground floor commercial unit within a prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Permitted use classes are A1, A2, A3, B1 and D1, D2 may be considered. Premises are available on a new full R & I lease for a term to be agreed. Rental £61,005 (£35 per sq ft) per annum excl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	Chamberlain Commercial 020 8429 6899	New ground floor commercial unit within a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The unit is in the rear block of Harrow Square and has an extensive glass frontage facing onto a walkway. This space would be ideal for training, offices, PT gym, or possibly a creche. Double height space. Shell and core condition. Next to tube station. For sale/to let. Available to lease at a rental equal to £25 per sq ft rising to £35 per sq ft over five years or for purchase at £450 per sq ft.
College Road Harrow HA1	1,750 sq ft 163 sq m	Ferrari Dewe & Co 020 8427 4288	Fourth floor front office accommodation. Good natural light throughout. Suspended ceilings with recessed lighting, heating, carpeting, air-conditioning and perimeter trunking throughout. Unfurnished. Lease terms on application. Rental £43,750 (£25 per sq ft) per annum exclusive.
Regent House 21 Church Road Stanmore HA7 4AR	1,774 sq ft 165 sq m	Chamberlain Commercial 020 8429 6899	A rare opportunity to purchase a unique Grade 2 listed freehold office building. The period property is arranged over ground, first and second floors all of which have been well maintained to provide quality office space with character exposed beams, wood flooring and partial comfort cooling. There are attractive courtyards to both the front and rear of the property. The rear courtyard offers scope for a conservatory extension. Two car parking spaces. Available freehold with full vacant possession. Price on application.
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	1,777 sq ft 165 sq m	VDBM 01923 845222	Part first floor office suite with modern ceiling and lighting. Gas fired central heating via radiators. Automatic passenger lift. Four allocated parking spaces. The premises are available on a new full R & I lease for a term to be agreed. Rental £30,000 per annum exclusive. Available immediately.
Unit 2 23 Ladysmith Road Harrow HA3 5FE	1,787 sq ft 166 sq m	VDBM 01923 845222	Commercial ground floor studio office in a mixed use development constructed in 2015. The unit is fitted out to a high and contemporary standard with a mix of open plan office space, glass meeting rooms, and generous breakout areas. There is a fully fitted kitchen, male and female WCs. The unit also benefits from an outside terrace and access to communal gardens. There is an allocated parking space. Other benefits include full air-conditioning, wood floors and LED lighting. The premises are available on a new full R & I lease for a term to be agreed. Rental £39,000 per annum exclusive.
College Road Harrow HA1	1,800 sq ft 167 sq m	Wex & Co 020 7768 0737	Ground floor serviced office unit, newly refurbished and located in the heart of Harrow town centre. Unfurnished. Office comprises a single open plan space. Lease terms on application. Rental £36,330 (£21 per sq ft) per annum. Service charges are £9,586.50 per annum and include one free parking space. Business rates not included.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Camrose House 2a Camrose Avenue Edgware HA8 6EG	1,810 sq ft 168 sq m	Goldstein Leigh 020 8115 0701	Ground floor of a two storey detached office building currently partitioned to provide a reception area, six offices and a storeroom. The office is carpeted throughout, has electric heating, entry phone, alarm, shared WCs and a shared kitchen. Unfurnished. Externally the building comes with four parking spaces. Access is 24/7. Car parking is available at £60 plus VAT per space per month. Rental £48,000 (£26.52 per sq ft) per annum includes service charge which covers the heating, water, security, cleaning of the communal areas etc. IT/Telecoms are the responsibility of each occupier. Available immediately.
Camrose House 2A Camrose Avenue Edgware HA8 6EG	1,810 sq ft 168 sq m	Office Freedom 020 3918 9256	Ground floor in a modern two storey stand alone office building. Four car parking spaces. Electricity will be recharged monthly. Great transport links nearby. Lease terms and rental on request. (ref: 85836)
Camrose House 2a Camrose Avenue Edgware HA8 6EG	1,810 sq ft 168 sq m	Michael Berman & Co 020 8346 5100	Ground floor of a two storey detached office building currently partitioned to provide a reception area, six offices and a store room. Amenities include alarm, suspended ceiling, fluorescent lighting, carpeting, double glazing, electric heating, shared kitchen, entry phone, shared male, female & disabled WCs, parking for four vehicles and on-site CCTV. New effective full R & I lease available for a term to be agreed. Rental £48,000 per annum incl. of service charges but excl. of utilities and rates.
Cardinal Way Harrow HA3	1,935 sq ft 180 sq m	Ashton Fox 020 8022 6393	Self-contained red brick two storey terraced office building with a full loft conversion, providing three good sized floors, with seven rooms. Separate modern fitted kitchen. Three WCs, one has a shower facility. B1 and the new E Class licence (old D1) for medical and health services. Currently set up as a children's nursery, also suitable for medical, laboratory or self-contained office building. Unfurnished. Three designated parking spaces to the front. Freehold for sale. Price £550,000.
The Mill House Columbia Avenue Edgware HA8	1,941 sq ft 180 sq m	Dutch & Dutch 020 7794 7788	Attractive commercial building over two floors providing a range of private and general offices. The property is arranged as six individual offices. Layout is very flexible which can accommodate a wide variety of uses. Full central heating, carpeted floors throughout, male and female WC. Loft space storage. Great natural light. Three parking spaces. The property benefits from an 'E' Use Class. Lease terms on application. Rental £37,500 per annum (£19.32 per sq. ft. per annum).
Westbury House 23/25 Bridge Street Pinner HA5 3HR	2,000 sq ft 186 sq m	David Charles Property Consultants 020 8866 0001	Ground floor office in a modern brick built office building on ground and three upper floors. Kitchen facilities. Air-conditioned. Heating. Suspended ceilings. Carpets. WCs. Automatic passenger lift. Raised floor. Double glazing. Entry phone system. Car Parking. Lease terms on application. Rental £8,333.33 per month plus VAT inclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Westbury House 23/25 Bridge Street Pinner HA5 3HR	2,000 sq ft 186 sq m	Chamberlain Commercial 020 8429 6899	Westbury House is a modern building with attractive bright office suites facing an attractive central atrium. The suites have air-conditioning and full access raised floors, male and female WCs and kitchens on each floor. Furnished. There is parking to the rear of the building. Currently available is 300 sq ft on ground floor rear and 2,000 sq ft on second floor level which can be divided into two suites. Available to lease on a full R & I basis for a term to be agreed. Further details of costs and terms available upon request. There is also a ground floor retail unit of 823 sq ft available.
254-256 Northolt Road South Harrow HA2 8DZ	2,021 sq ft 188 sq m	Chamberlain Commercial 020 8429 6899	Former Lloyds Bank building offers a double width retail frontage in the busy and thriving shopping area. The accommodation is split level and suitable for a wide range of commercial uses. The ground floor former banking hall provides approximately 1,512 sq ft of level trading space. Stepping down to a rear ancillary area is a further 689 sq ft which contains a strong room, office, kitchen/staff room and male and female WCs. There is access at the lower level to a rear service road where there is a small yard space with parking for two cars. Two flats at first floor level are available by separate negotiation. New lease available on a new full R & I lease for a term to be agreed. Rental £65,000 per annum, excl. of business rates, VAT and all other outgoings.
23-25 Bridge Street Pinner HA5	2,120 sq ft 197 sq m	Office Freedom 020 3918 9256	Second floor front and rear managed office suite. Breakout space. Air-conditioned. Cleaning services. Walking distance to Pinner station. High street location. Lease terms on request. Rental £8,300 per calendar month. (ref: 65015)
32 & 34 Byron Hill Road Harrow HA2 0HY	2,237 sq ft 208 sq m	David Charles Property Consultants 020 8866 0001	Two-storey office building with two separate entrances. The offices have the benefit of gas fired central heating, a leased line, double glazing and Cat 5 cabling. To the front of the building there are two available on-site parking spaces. Price £1,225,000 subject to contract for the freehold interest. Under offer.
Unit 3 Masters Court Lyon Square Harrow HA1 2BT	2,364 sq ft 220 sq m	Chamberlain Commercial 020 8429 6899	The final remaining unit in the popular new development of Lyon Square. Masters Court consists of six two storey commercial units, five of which have now been sold to medical, office and storage users. Unit 3 is over ground and first floors, in shell and core condition and offers a buyer the opportunity to create something special. The ground floor has lofty ceiling heights and scope to install a feature staircase. The first floor has stunning floor to ceiling windows which look onto attractive landscaped gardens. The high eaves height may also appeal to E-commerce or storage users. Available to buy or rent. Lease terms and rental are on request. Price £950,000.
Cavendish House 369 Burnt Oak Broadway Edgware HA8 5AW	2,405 sq ft 224 sq m	Michael Berman & Co 020 8346 5100	Self-contained office suite on part first floor in excellent condition. Currently partitioned to provide a mixture of private offices and open plan areas. Commissionaire. Entryphone. Passenger lift. WCs. Wooden flooring Air-conditioning. Raised floor. Underfloor heating. Kitchen. Four car parking spaces held under a separate licence at £720 per annum plus VAT per space. Effective full R & I lease for a term to be agreed. Rental £68,540 per annum incl.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
347-349 Station Road Harrow HA1 2AA	2,522 sq ft 234 sq m	Chamberlain Commercial 020 8429 6899	Large double fronted lock-up shop with a gross frontage of 38ft and the benefit of rear loading and parking within the prime pedestrian shopping zone of Central Harrow. The unit has a class E use and is suitable for retail, medical, restaurant, dessert lounge, office, or gym. Immediately adjacent is another available retail unit of 1,750 sq ft providing an opportunity to provide a combined unit of 4,272 sq ft. Available on a new full R & I lease for a term to be agreed. Rental £70,000 per annum plus VAT.
Hygeia Building 66-68 College Road Harrow HA1 1BE	2,700 sq ft 251 sq m	Bray Fox Smith 020 7629 5456	Part ground floor in a high quality office building arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. Fully fitted. Large windows providing lots of natural light. Newly refurbished. Staffed reception. Demised WC. On-site management. Raised floors. Car parking. Lease terms available on application. Rental £24.50 per sq ft.
Hygeia Building 66-68 College Road Harrow HA1 1BE	2,700-13,582 sq ft 251-1,262 sq m	Bray Fox Smith 020 7629 5456	Part ground and fifth floor in a high quality office building arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. WC. Available as a whole can be split. Fully fitted. Large windows providing lots of natural light. Newly refurbished. Staffed reception. On-site management. Raised floors. 24 car parking spaces. Lease terms available on application. Rental £24.50 per sq ft.
5 Jardine House Harrovia Business Village Bessborough Road Harrow HA1 3EX	2,684 sq ft 266 sq ft	VDBM 01923 845222	Attractive self-contained air-conditioned office building on ground, first and second floors. Situated in the popular Harrovia Business Village. Seven parking spaces. Offers sought in the region of £1,350,000 plus VAT for the freehold with vacant possession. Letting on a new full R & I lease considered. Rental £70,000 per annum exclusive.
38-44 St Anns Road Harrow HA1 1LA	2,900 sq ft 270 sq m	Chamberlain Commercial 020 8429 6899	A commercial space in prime location offering 2,900 sq ft of built accommodation together with an external terrace of a further 2,500 sq ft. The property is on the second floor above the new B&Q unit. The unit has its own ground floor entrance with large signage space, which leads to an entrance lobby with a private lift and stairs to the second floor. Currently arranged as offices but has E class planning consent. The property may also lend itself to a restaurant, members club, shisha lounge, gym or a medical centre. New lease is available for a term to be agreed. Alternatively the property can be purchased on a new 999 year lease. Rental on application. Sale price £1,450,000.
Hill House 67-71 Lowlands Road Harrow HA1 3AW	3,185-10,017 sq ft 296-931 sq m	Robert Irving Burns 020 8128 0467	Newly refurbished high quality office HQ suitable for business Class E (offices, medical, leisure etc.). Prominent building offers unrivalled amenities in a prime location. Enhanced and rebranded adding a selection of amenities. Zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Full access flexible raised floor system. Excellent natural light. High quality carpeting. Parking for up to 14 cars in a secure ground floor car park (additional parking is possible in a private access road). New effective full R & I lease(s) available for a term to be agreed. Rental from £95,190 (£29.89 per sq ft) per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	3,200-10,017 sq ft 297-1,389 sq m	Ferrari Dewe & Co 020 8427 4288	Prominent self-contained four storey office building. Completely refurbished. State of the art zoned LED energy saving lighting. Full accessed raised floor system. Excellent natural light on all sides. Luxury WCs and changing rooms. High quality carpeting. Automatic passenger lift. Unfurnished. Each floor offers almost 3,200 sq ft. 14 car parking spaces in a secure ground floor car park. New full R & I lease(s) to be granted at terms to be agreed. Rental upon application.
1-9 The Bridge Wealdstone HA3 5AB	3,216 sq ft 299 sq m	David Charles Property Consultants 020 8866 0001	Three storey building with ground floor retail and first floor offices currently occupied. The second floor (908 sq ft) comprising of a number of small refurbished office suites is vacant. Suitable for conversion subject to planning permission. Freehold interest of the building is available subject to existing tenancies Offers in excess of £1,200,000 subject to contract.
Hygeia Building 66-68 College Road Harrow HA1 1BE	3,369 sq ft 313 sq m	Bray Fox Smith 020 7629 5456	Part fifth floor in a high quality office building arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. Can be combined with remainder of floor. Fully fitted. Large windows providing lots of natural light. Demised WC. Newly refurbished. Staffed reception. On-site management. Raised floors. Car parking spaces. Lease terms available on application. Rental £24.50 per sq ft.
Hygeia Building 66-68 College Road Harrow HA1 1BE	3,369-10,882 sq ft 313-1,011 sq m	Bray Fox Smith 020 7629 5456	Fifth floor in a high quality office building arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. Floor is available as a whole can be split. Fully fitted. Large windows providing lots of natural light. Demised WC. Newly refurbished. Staffed reception. On-site management. Raised floors. 24 car parking spaces. Lease terms available on application. Rental £24.50 per sq ft.
Grove House 55 Lowlands Road Harrow HA1 3AW	3,374 sq ft 314 sq m	Chamberlain Commercial 020 8429 6899	The fourth floor was subject to a full refurbishment in 2015, which saw the floor stripped back to shell and refitted as the HQ for a media company. Offices now provide attractive and contemporary offices with full air-conditioning, led lighting, and integrated cabling. A particular feature of the floor is the generous break-out kitchen area with full catering and client entertainment facilities. Washrooms are designed to a hotel standard. Quadruple aspect windows, excellent parkland and urban views. Virtual freehold. Fully fitted. Five car spaces. Large kitchen. New lift. Next to underground station. Excellent investment. Sale price £2,250,000 long leasehold.
Unit 1 Churchill Court 58 Station Road North Harrow HA2 7SA	3,825 sq ft 355 sq m	David Charles Property Consultants 020 8866 0001	Office premises situated within a modern, purpose-built office development. The building is an end of terrace brick property at the front of the scheme on ground, first and second floors. Central heating. Suspended ceilings. CCTV. Kitchen facilities. Double glazing. Automatic passenger lift. Carpeted. Entry phone system. Eight parking spaces. Available by way of a new lease for a term to be agreed. Rental £84,150 per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
OneSixSix 166 College Road Harrow HA1 1BH	4,144 sq ft 385 sq m	Avison Young 020 7493 2180 Chamberlain Commercial 020 8429 6899	Part third floor in a modern office building built in the late 1980's and fully refurbished in 2016 to include all new air- conditioning and a remodelled reception area. Suspended ceilings. LED lighting on PIR motion sensors. WCs. Shower facilities. 2x10 passenger lifts. Nine car parking spaces per suite. Communal bicycle parking. New flexible leases direct from the landlord for a term to be agreed. Rental £29.50 per sq ft per annum exclusive.
OneSixSix College Road Harrow HA1 1BH	4,144 sq ft 385 sq m	Chamberlain Commercial 020 8429 6899	Part third floor in one of the best specified office buildings in Harrow, having been fully refurbished in 2016, the building provides contemporary office space with an impressive security reception, 2x10 person passenger lifts and WC/shower facilities. The office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR sensor lighting. Nine car parking spaces per suite and use of communal bicycle stores. Available by way of a new lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.
OneSixSix College Road Harrow HA1 1BH	4,144-8,392 sq ft 385-780 sq m	Chamberlain Commercial 020 8429 6899	Part second and third floors in one of the best office buildings in Harrow. Fully refurbished in 2016 the building provides contemporary office space with an impressive security reception, 2x10 person passenger lifts and WC/shower facilities. The internal office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.
OneSixSix 166 College Road Harrow HA1 1BH	4,144-8,392 sq ft 385-780 sq m	Avison Young 020 7493 2180 Chamberlain Commercial 020 8429 6899	Part second and third floors in a modern office building built in the late 1980's and fully refurbished in 2016 to include all new air- conditioning and a remodelled reception area. Suspended ceilings. 2x10 passenger lifts. LED lighting on PIR motion sensors. Nine car parking spaces per suite. Communal bicycle parking. WCs. Shower facilities. New flexible leases direct from the landlord, term to be agreed. Rental £29.50 per sq ft per annum exclusive.
OneSixSix 166 College Road Harrow HA1 1BH	4,248 sq ft 395 sq m	Avison Young 020 7493 2180 Chamberlain Commercial 020 8429 6899	Part second floor in a modern office building built in the late 1980's and fully refurbished in 2016 to include all new air- conditioning and a remodelled reception area. Suspended ceilings. LED lighting on PIR motion sensors. WCs. Shower facilities. 2x10 passenger lifts. Nine car parking spaces per suite. Communal bicycle parking. New flexible leases direct from the landlord for a term to be agreed. Rental £29.50 per sq ft per annum exclusive.
OneSixSix College Road Harrow HA1 1BH	4,248 sq ft 395 sq m	Chamberlain Commercial 020 8429 6899	Part second floor in one of the best specified office buildings in Harrow, having been fully refurbished in 2016, the building provides contemporary office space with an impressive security reception, 2x10 person passenger lifts and WC/shower facilities. The office space has VRF air-conditioning, raised floors metal tile suspended ceilings and LED PIR and use of communal bicycle stores. Available by way of a new lease direct from the landlord for a term to be agreed. Rental £29.50 per sq ft.
33/35 Bridge Street Pinner HA5 3HR	5,000 sq ft 465 sq m	David Charles Property Consultants 020 8866 0001	Large double fronted retail unit with the benefit of an open plan sales area that is arranged over ground floor only. Suitable for a variety of uses. Parking available nearby. Available by way of a new full R & I lease. Rental £150,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 5 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,269 sq ft 583 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new full R & I lease. Rental £156,725 per annum.
31-33 College Road Harrow HA1 1EJ	6,450-7,500 sq ft 599-697 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to lease a town centre commercial space in a prime and convenient location on highly economical lease terms. The accommodation on offer consists of a commercial basement which sits below a parade of shops. The space is currently in basic shell condition with stairway access. There is redundant mechanical car lift from the rear of the property which could be re-commissioned. The landlords could also provide a passenger lift if required (subject to planning and terms to be agreed). The unit could be adapted to accommodate a wide range of commercial uses such as town centre storage, dark kitchen, car sales and hire, gym, dance or yoga studios, soft play centre, banqueting hall, leisure use, faith and community hall, e-commerce units, nightclub, safety deposit centre, etc. Available by way of a new lease for a term to be agreed. The initial guide rent is £17 per sq ft per annum exclusive of business rates and all other outgoing.
Hygeia Building 66-68 College Road Harrow HA1 1BE	7,220 sq ft 671 sq m	Chamberlain Commercial 020 8429 6899	Second floor offices (part) in what is considered to be one of Harrow's best office buildings which features an impressive full height central glass atrium reception. The suite will be fully refurbished and has excellent natural light with windows to the front of the building and to the central glass atrium. The ground floor reception has been newly refurbished and has a break out space and security doors leading to the glass elevators. Break out work bench in reception. 4 x 13 person passenger lifts. 24 hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Fully air-conditioned. Suspended ceilings and LED lighting. Fully accessible raised floors. 17 car parking spaces. Lease terms available on request. Rental £234,650 per annum. (ref: /1)
Hygeia Building 66-68 College Road Harrow HA1 1BE	7,220 sq ft 671 sq m	Avison Young 020 7493 2180 VDBM 01923 845222	Second floor offices (part) in a high quality office property arranged over ground, mezzanine and five upper floors. Newly refurbished welcome and reception area. Break out work bench in reception. Full height central atrium. 4 x 13 person passenger lifts. 24 hour access. Security and remote CCTV monitoring. Male and female WCs on each floor. Disabled WCs. Fully air-conditioned. Suspended Ceilings and LED lighting. Fully accessible raised floors. Excellent parking ratio (1 parking space: 419 sq ft). Lease terms on request. Rental £32.50 per sq ft per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Hygeia Building 66-68 College Road Harrow HA1 1BE	7,513 sq ft 698 sq m	Bray Fox Smith 020 7629 5456	Part fifth floor in a high quality office building arranged over ground, mezzanine and five upper floors. Impressive central atrium. Glass wall-climber lifts. Can be combined with remainder of floor. Fully fitted. Large windows providing lots of natural light. Demised WC. Newly refurbished. Staffed reception. On-site management. Raised floors. Car parking spaces. Lease terms available on application. Rental £24.50 per sq ft.
Unit 6 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,631 sq ft 709 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new full R & I lease. Rental £190,775 per annum.
Unit 4 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,854 sq ft 730 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new full R & I lease. Rental £196,350 per annum.
Havelock Hub 14 Havelock Place Harrow HA1 1LJ	8,217 sq ft 764 sq m	Chamberlain Commercial 020 8429 6899	Havelock Hub is a newly created business centre, completed in 2021, following a comprehensive re-fit of a former gym. The property now provides 32 office suites, together with a large break-out/coffee shop area, meeting rooms, kitchens, showers, bike garage and WCs on every floor. Each office has air-conditioning and is fully furnished, IT cabled and CCTV linked throughout. The offices are just beginning to be occupied, with 16 out of 32 now let. Freehold with income for sale, price £2,950,000.
Unit 8 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	8,901 sq ft 827 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft. Under offer.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,029 sq ft 839 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Seven car parking spaces. Available by way of a new full R & I lease. Rental £225,725 per annum.
Unit 7 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,116 sq ft 847 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Eight car parking spaces. Available by way of a new full R & I lease. Rental £227,900 per annum.
Unit 9 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,244 sq ft 859 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £231,100 per annum.
Unit 10 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,302 sq ft 864 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft. Under offer.
<u>Offices</u>	<u>1,000 - 1,999 sq m</u>		
Unit 3 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	13,382 sq ft 1,244 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new full R & I lease. Rental £334,550 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 11 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	16,646 sq ft 1,547 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new full R & I lease. Rental £416,150 per annum.
Unit 1 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	17,891 sq ft 1,663 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 8.5m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 18 car parking spaces. Available by way of a new full R & I lease. Rental £447,275 per annum.
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	21,300 sq ft 1,980 sq m	Telsar 020 3333 2222	Prominent self-contained headquarters building with securely gated yard (0.39 acres). Total site area is 0.66 acres. 3-phase power and gas (capped). Lighting. Passenger lift. High quality office accommodation on three floors. Minimum eaves 5.5m rising to 6.7m. Two electric roller shutter doors. Disabled, male & female WCs. Translucent roof panels. Concrete floor. Walking distance to Headstone Lane Station. Available leasehold. Rental £15 per sq ft. Price £425,000. VAT applicable.
<u>Offices</u>	<u>2,000 sq m or greater</u>		
None			
<p><u>Affordable Workspace</u></p> <p>www.eatworkart.com</p> <p><u>Further Information</u></p> <p>For details of additional office premises please visit:</p> <p>www.movehut.co.uk</p> <p>www.theofficeproviders.com/flexible-workspace-providers-harrow</p> <p>www.theofficeproviders.com</p> <p>www.offices.org.uk</p>			

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Industrial / Warehousing</u>	<u>0 - 99 sq m</u>		
Big Yellow Harrow 1 Eastman Road Harrow HA2 6QQ	125-500 sq ft 12-46 sq m	Big Yellow Self Storage 01276 980797	Warehouse to let. Extended hours access. Vehicle pod point. Forklift service. No business rates to pay. Store from as little as seven days. Large, free car parking. Individually alarmed rooms with pin code access. 24 hour externally monitored CCTV. Open seven days a week during trading hours. Someone to accept your deliveries. Various room sizes available starting from 125 sq ft to 500 sq ft. Prices vary depending on size and availability. Prices start from £82.25 per week excl. VAT.
Whitefriars Studios Whitefriars Avenue Wealdstone Harrow HA3 5RN	293-5,360 sq ft 27-498 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to buy or rent commercial studio space in a building dedicated to creative industries. Whitefriars Studios offers 14 ground floor units in a shared building with communal kitchen, WCs and gallery space. Each studio has excellent natural light, lofty ceiling heights and full air-conditioning. development, on the former factory site of Winsor & Newton Arts. The 14 studios are all located on the ground floor and are ideally suited to creative industry occupiers such as architects, designers, artists and artisan manufacturers. The units are also ideal for some E-commerce businesses. Some units have independent entrances whilst others are accessed through the communal gallery space. All units have access to the shared washrooms, kitchen, and a break-out area. The studios offer imaginative workspace with concrete floors, exposed air-conditioning and overhead cable trays. For sale on a virtual freehold basis (999 year lease) from £159,950 to £3,000,000. Alternatively each studio is available to rent on annual licence basis.
Debenhams Building Greenhill Way Harrow HA1 1LE	400-2,500 sq ft 37-232 sq m	Chamberlain Commercial 020 8429 6899	WareSpace is now open in Central Harrow and offers commercial space solutions for E-commerce, artisan manufacturing, offices, storage, personal trainers, charities and anyone seeking low cost business space on flexible monthly agreements. The units have great natural light and benefit from a dedicated secure loading yard, with tailgate docks, full capacity goods lifts and short stay car parking. Goods lift. Unlike self-storage centres, WareSpace customers can work permanently from inside their units. 24/7 access. Rental £900 per month (plus VAT) inclusive of all bills and high speed internet connection.
Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	450-10,000 sq ft 42-929 sq m	Phoenix Business Centre 020 8861 3311	Over 40 individual industrial units. Secured gated site. CCTV monitored. 24 hour access, access via electronic entry/exit system after 10pm. On-site allocated and controlled parking. All units have secure roller shutters. Further details on request.
Unit 1 Frognal Avenue Harrow HA1 2SG	911-1,822 sq ft 85-169 sq m	Chamberlain Commercial 020 8429 6899	Warehouse unit consisting of a ground floor space of 911 sq ft, together a full mezzanine floor providing a further 911 sq ft of fitted offices. The unit has an original eaves height of 17ft (currently 13.5ft below mezzanine). There is a roller shutter loading door and parking for two cars. Available by way of a new full R & I lease for a term to be agreed. Rental £25,000 per annum. No service charge.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Industrial / Warehousing</u>	<u>100 - 499 sq m</u>		
Unit F1 Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	1,206 sq ft 112 sq m	Chamberlain Commercial 020 8429 6899	Refurbished industrial unit to let. Phoenix Business Centre offers a variety of commercial units suitable for storage, manufacturing, catering and general industrial uses. The estate has good vehicular access and is suitable for 40ft deliveries. There is also on-site car parking and CCTV security. Full size loading door. Air-conditioned. First floor mezzanine. On-site management. Two car spaces. Three year lease in tenants personal name. Tenant must be a UK home owner. Rental £20,000 per annum plus VAT.
Unit F1 Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP	1,206 sq ft 112 sq m	Ashton Fox 020 8022 6393	Warehouse unit to let, Ground floor and first floor mezzanine. Air-conditioning. 3-phase electricity. Two car parking spaces. Some businesses are not accepted e.g. car business of any kind, gyms or personal trainers or joinery. Available immediately. Available on a three year new lease. Rental £20,000 (£16.58 per sq ft) per annum plus VAT.
Unit 2 Frognal Avenue Harrow HA1 2SG	1,479 sq ft 137 sq m	Chamberlain Commercial 020 8429 6899	A rare opportunity to buy a small freehold warehouse unit consisting of a ground floor space of 911 sq ft, together with a mezzanine floor providing a further 568 sq ft of space above. The unit has an original eaves height of 30ft (currently 13.7ft below mezzanine). There is a roller shutter loading door and parking for two cars. Available by way of the freehold. Price is £500,000, VAT maybe applicable.
Unit 18 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	1,964 sq ft 183 sq m	Dutch & Dutch 020 7794 7788	Modern end of terrace warehouse/industrial unit situated on a modern industrial estate. Ground floor is mainly in open plan with two WC/washrooms with a manual roller shutter loading door. Gas blow heater. 3-phase power supply. Mezzanine open plan office is in excellent decorative order with spot lighting and four skylights plus being fully carpeted and having aluminium double glazed windows overlooking the ground floor area as well as an adjoining kitchen area. The premises comes with four allocated car parking spaces fronting the unit along with the space in front of the loading door. Lease terms on application. Rental £35,000 (£17.82 per sq ft) per annum.
Unit 4 Lexus Trading Estate Rosslyn Crescent Harrow HA1 2RZ	2,360 sq ft 219 sq m	Telsar 020 3333 2222	Open plan warehouse located within a secure gated estate. Access is provided via a full height loading shutter 3.6 x 4.5m and separate main entrance door. Floor to ceiling height 4.8m. Concrete floor. 3-phase power. WC. 24/7 access. Estate parking. Versatile space ideal for various usages with flexible terms and competitive rents. Available on a new full R & I lease available for a term of years to be negotiated. Rental £54,288 per annum.
Unit 4 Lexus Trading Estate Rosslyn Crescent Harrow HA1 2RZ	2,360 sq ft 219 sq m	Dutch & Dutch 020 7794 7788	Open plan refurbished warehouse available to let located within a secured gated estate. Access is provided via a full height loading shutter and separate main entrance door. Floor to ceiling height of 4.8m. 3-phase power. Office space and WC within the unit. 24-hour access. CCTV. Versatile space ideal for various usages with flexible terms and competitive rents. Rental £54,288 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 4 Lexus Trading Estate Rosslyn Crescent Harrow HA1 2RZ	2,360 sq ft 219 sq m	David Charles Property Consultants 020 8866 0001	Light industrial unit. Recently refurbished throughout and comprises of an open plan warehouse on the ground floor. It has the benefit of a 4.8m full height roller shutter to the front with access to the unit suitable for articulated vehicles. Available by way of a new lease for a term by arrangement. Rental £54,288 per annum.
1C Chantry Place Headstone Lane Harrow HA3	2,574 sq ft 239 sq m	David Charles Property Consultants 020 8866 0001	Modern light industrial unit situated within a self-contained estate. The unit has recently been constructed and is built to a high specification, presenting well throughout. The unit also benefits from a 25ft electric roller shutter, 3-phase power supply, concrete mezzanine, and parking. Available by way of a new lease for a term by arrangement. Rental £55,000 per annum exclusive.
Unit 1D & 1E Chantry Place Headstone Lane Harrow HA3 6NY	2,930-6,349 sq ft 272-590 sq m	David Charles Property Consultants 020 8866 0001	Two modern light industrial units situated within a self-contained estate. The units have recently been constructed and have been built to a high specification, presenting well throughout. Each unit has the benefit of a 25ft electric roller shutter, 3-phase power supply, concrete mezzanine, and four parking spaces. Available by way of a new lease for a term by arrangement. Rental £127,000 per annum.
Unit 12 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	3,383 sq ft 314 sq m	Brasier Freeth 01923 205524	Mid-terraced trade counter warehouse unit within an established industrial estate. Good eaves height of 5.58m with an electric level loading roller shutter access door. Trade area on the ground floor and first floor offices with kitchen and WC facilities. 12 parking spaces. Available by way of an assignment or sub-lease to Sept. 2024. Property may be available on a new lease direct via the landlord by negotiation. Good transport links. Rental £44,280 (£13.09 per sq ft.) per annum excl.
Unit 11 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	3,649 sq ft 339 sq m	Knight Frank 020 7629 8171	Modern light industrial/warehouse/trade unit. Steel portal frame construction. End of terrace. Under refurbishment. First floor fully fitted office accommodation. Ground floor undercroft for future flexible fit out. Excellent vehicular access. Loading apron to the rear. Electric up and over level loading door. 5.55m clear height rising to 7m at the apex. Warehouse lighting. Eight car parking spaces. Available on a new full R & I lease on terms to be agreed. Rental subject to VAT on application. (Property Ref: LIC012311313). Under offer.
The Railway Yard Roxeth Green Avenue Harrow HA2 8AA	3,745 sq ft 348 sq m	Claridges Commercial 020 8559 1122	Fully fitted motor repair workshop/MOT station together with vehicle lifts and ramps, spray booth, customer waiting area, and reception, staff room and storage. On-site parking for up to eight vehicles. Main workshop (300.2 sq m). Reception, WC and office (30.33 sq m). First floor staff room/storage/kitchen (17.39 sq m). Available on a new full R & I lease for a term to be agreed. Rental £85,000 per annum. £60,000 sought for all fixtures, fittings and equipment (not tested).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 1 Hawthorn Centre Elmgrove Road Harrow HA1 2RF	5,108 sq ft 475 sq m	Dutch & Dutch 020 7794 7788	Modern self-contained semi-detached warehouse/industrial premises situated at the front of an early 1980's industrial estate. The building has recently been refurbished to provide clean open plan spaces on ground and mezzanine floors with an office on the ground floor and five offices on the mezzanine floor. The height between the ground and mezzanine floor is 2.47m and with the eaves height on the mezzanine floor between the end of the roof line and the apex to the roof being 3.023m to 4.406m. The premises have the benefit of gas heating to the warehouse areas and the offices, two WCs/washrooms, 3-phase power, manually operated loading door, florescent lighting throughout, security alarm, and air-conditioned offices. Entryphone. Lease terms on application. Rental £65,000 plus VAT (£12.72 per sq ft) per annum.
<u>Industrial / Warehousing</u>	<u>500 - 999 sq m</u>		
Unit 7 The Crystal Centre Elmgrove Road Harrow HA1 2HP	6,187 sq ft 575 sq m	Forest Real Estate 020 3355 1555	Modern mid-terrace warehouse unit that was renovated throughout in 2021. The unit comprises a steel portal frame construction with first floor offices. Access to the warehouse is provided through a single loading door (4.59m wide x 4.8m high). Offices can be accessed via a separate pedestrian door. Eaves height up to 6.4m. Loading bay. LED lighting. Six parking spaces plus the forecourt. An assignment of the existing lease expiring July 2031 with the benefit of a tenant only break in August 2026. Rental £86,500 per annum plus VAT.
Unit 5 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,269 sq ft 583 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new full R & I lease. Rental £156,725 per annum.
Unit 3 The Crystal Centre Elmgrove Road Harrow HA1 2HP	6,521 sq ft 606 sq m	Colliers 01895 813344 PWP 020 89481915	Modern detached warehouse unit of steel portal frame construction with ground and first floor offices. Fully refurbished including a new roof. 4.9m eaves. Electric roller shutter door. 3-phase power. LED lighting. WC and shower facilities. Kitchenette point. Car parking. New full R & I lease available for a term to be agreed. Rental £120,638.50 per annum.
Unit 6 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,631 sq ft 709 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new full R & I lease. Rental £190,775 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 4 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,854 sq ft 730 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Five car parking spaces. Available by way of a new full R & I lease. Rental £196,350 per annum.
Unit 10 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	8,880 sq ft 825 sq m	Knight Frank 020 7629 8171	Modern light industrial/warehouse unit. Steel portal frame construction. Unit will be refurbished. Ground floor undercroft for future flexible fit out. First floor fully fitted office accommodation. Excellent vehicular access with 18m deep loading apron. 5.55m clear height rising to 7m at the apex. Warehouse lighting. 11 car parking spaces. Available on a new full R & I lease on terms to be agreed. Rental subject to VAT on application. (Property Ref: LIC012293241). Under offer.
Unit 8 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	8,901 sq ft 827 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft. Under offer.
Unit 2 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,029 sq ft 839 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Seven car parking spaces. Available by way of a new full R & I lease. Rental £225,725 per annum.
Unit 7 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,116 sq ft 847 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Eight car parking spaces. Available by way of a new full R & I lease. Rental £227,900 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 9 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,244 sq ft 859 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £231,100 per annum.
Unit 10 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,302 sq ft 864 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. Nine car parking spaces. Available by way of a new full R & I lease. Rental £17.50 per sq ft. Under offer.
<u>Industrial / Warehousing</u>	<u>1,000 - 4,999 sq m</u>		
Unit 3 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	13,382 sq ft 1,244 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new full R & I lease. Rental £334,550 per annum.
Unit 11 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	16,646 sq ft 1,547 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 11.3m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 12 car parking spaces. Available by way of a new full R & I lease. Rental £416,150 per annum.
Unit 1 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	17,891 sq ft 1,663 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	High-spec flexible unit in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 8.5m eaves height. Solar controlled double glazing. 50kN/m2 floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 18 car parking spaces. Available by way of a new full R & I lease. Rental £447,275 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
The Power House Chantry Place Headstone Lane Harrow HA3 6NY	21,300 sq ft 1,980 sq m	Telsar 020 3333 2222	Prominent self-contained headquarters building with securely gated yard (0.39 acres). Total site area is 0.66 acres. 3-phase power and gas (capped). Lighting. Passenger lift. High quality office accommodation on three floors. Minimum eaves 5.5m rising to 6.7m. Two electric roller shutter doors. Disabled, male & female WCs. Translucent roof panels. Concrete floor. Walking distance to Headstone Lane Station. Available leasehold. Rental £15 per sq ft. Price £425,000. VAT applicable.
Harrow Troy Industrial Estate Elmgrove Road Harrow HA1 2ED	23,012 sq ft 2,139 sq m	Knight Frank 020 7629 8171	Former Royal Mail sorting office, comprises of a two storey dual frontage warehouse unit. The ground floor consists of a steel truss open plan warehouse area with 3.7 m clear height and undercroft space. The first floor provides generous office accommodation with facilities in place for installation of a kitchen/canteen area. LED lighting. The property has two secure gated yards. Car parking spaces. Lease terms and rental on application. (Property Ref: LIC012263834).
<p><u>Affordable Workspace</u></p> <p>www.eatworkart.com</p> <p><u>Further Information</u></p> <p>For details of additional industrial and warehousing premises please visit www.movehut.co.uk</p>			

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Re-Development Sites</u>			
59 Palmerston Road Wealdstone Harrow HA3 7RR	4,433 sq ft 412 sq m	David Charles Property Consultants 020 8866 0001	An opportunity to acquire a 32 apartment consented scheme across a part eight and nine storey building with commercial space. Site comprises of 0.17 acres currently made up of a light industrial warehouse building of 4,433 sq ft. The scheme consented will provide a landmark building and provide commercial space (use class B2) and (use class E) over ground, first and second floors with serviced apartments (use class C1) on the upper floors. Guide price £3,500,000 for the freehold interest in the site.
Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,269-115,265 sq ft 583-10,712 sq m	Colliers 020 7344 6730 Jones Lang LaSalle (JLL) 020 7493 4933	11 high-spec flexible units in a new hub for trade, logistics and modern enterprise. Ideal space for all things industrious from logistic services to online retailers. Comprehensive mixed use 40 acre site regeneration. 8.5m to 11.3m eaves height. Solar controlled double glazing. 50kN/m ² floor loading. Fibre broadband enabled. 24/7 access. Shower facilities. Electric charging ports. Natural light. Motorised loading doors. Low energy LED lighting. Flexibility to install mezzanines. Office space is fully heated and cooled. Raised floors. 99 car parking spaces. Units are available by way of new full R & I leases. Guide rental £19.95 per sq ft.
83-88 High Street Wealdstone HA3 5DL	21,163 sq ft 1,966 sq m	David Charles Property Consultants 020 8866 0001	A rarely available freehold site of 21,163 sq ft (0.48 acres) currently let to Iceland Foods Ltd. The current passing rent is £105,000 per annum exclusive. Site may be suitable for redevelopment subject to planning permission. Offers are sought on an unconditional basis for the freehold interest of the site subject to the tenancies and should be submitted electronically to retained sole agents.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Other</u>			
Charlton Medical Centre Charlton Road Harrow HA3 9HT	n/k	Hunter & Hunter 020 8022 4423	Commercial property currently being used as a surgery, ideal for a clinic environment. Bright, clean and very welcoming. The property boasts a large waiting area, a reception, three clinical rooms, two offices, a kitchen area which can be used as another clinical room, WCs, disabled WC, and 4/5 parking spaces. Lease terms on application. Rental £30,000 per annum (£2,500 per calendar month).
1 Imperial Drive North Harrow HA2 7BP	530 sq ft 49 sq m	David Charles Property Consultants 020 8866 0001	Property previously occupied by a children's nurse and prior to that a dental surgery. Internally there are two activity rooms, two toilets and a fitted kitchen. Externally there is a garden of approx. 600 sq ft with a storage unit and a garage to the rear. Available by way of a new lease for a term by arrangement. Rental £18,000 per annum.
106-108 Woodlands North Harrow HA2 6EW	1,645 sq ft 153 sq m	David Charles Property Consultants 020 8866 0001	Ground floor dental surgery with an open plan reception area, two surgeries linked to a decontamination room, a kitchen, toilet, dedicated X-ray room, a second waiting room and a separate office/study room. The upper parts comprise of a three bedroom flat with two bathrooms (one en-suite), large lounge and a kitchen which is currently let on a assured shorthold tenancy at a rent of £1,325 per calendar month. Externally, there is parking to the front and rear of the property which is accessed via separate dropped curbs onto Woodlands. To the rear there is a well presented garden. The property benefits from C3 Residential use on the first floor and Class E on the ground floor. Price £950,000 subject to contract.
265 The Ridgeway Harrow HA2 7DA	9,000 sq ft 836 sq m	David Charles Property Consultants 020 8866 0001	Property comprising a religious meeting hall falling within Class F1 (formerly D1) of the Use Classes Order. The building is of brick construction with a steel frame beneath a pitched and tiled roof. It has the benefit of heating/cooling, suspended ceilings with inset lights, toilet facilities. Internally the property offers approx. 9,000 sq ft internal area and is capable of seating a congregation in the region of 1,000 people. Externally there is parking for over 250 vehicles. Site area is estimated to be 3.75 acres. The land is subject to a covenant permitting only D1 use under the 1987 Use Classes Order. Price on application.
TownSpace Greenhill Way St Anns Road Harrow HA1 1LA	2,632-5,264 sq ft 245-489 sq m	Chamberlain Commercial 020 8429 6899	A recently formed commercial space which could suit last mile delivery, dark kitchen, storage, gym, community use or leisure. TownSpace has a ground floor loading bay with both a goods lift and separate passenger lift to the first floor space. This can be subdivided into smaller units if required. Available to lease on competitive terms and by way of flexible agreement. Rental £52,640 to £105,000 per annum. Alternatively the property can be bought on a 999 year head lease. Price £660,000 to £1,200,000.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
38-44 St Anns Road Harrow HA1 1LA	5,005 sq ft 465 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to purchase a retail investment in a prime location, let to a blue chip tenant. The property occupies one of the most prime locations in the town centre. Small secure yard space accessed from Greenhill Way. The property is to be sold freehold with the benefit of the existing lease and rental income. The upper parts are not included in the sale and will be retained by the sellers on a new 999 year headlease at a peppercorn ground rent. The ground floor unit has been let on a full R & I lease for term of 10 years from Sept. 2022 at a current passing rent of £175,000 per annum. Sale price £2,750,000.
31-33 College Road Harrow HA1 1EJ	6,450-7,500 sq ft 599-697 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to lease a town centre commercial space in a prime and convenient location on highly economical lease terms. The accommodation on offer consists of a commercial basement which sits below a parade of shops. The space is currently in basic shell condition with stairway access. There is redundant mechanical car lift from the rear of the property which could be re-commissioned. The landlords could also provide a passenger lift if required (subject to planning and terms to be agreed). The unit could be adapted to accommodate a wide range of commercial uses such as town centre storage, dark kitchen, car sales and hire, gym, dance or yoga studios, soft play centre, banqueting hall, leisure use, faith and community hall, e-commerce units, nightclub, safety deposit centre, etc. Available by way of a new lease for a term to be agreed. The initial guide rent is £17 per sq ft per annum exclusive of business rates and all other outgoings.
368 Station Road Harrow HA1 2DE	13,500 sq ft 1,255 sq m	Chamberlain Commercial 020 8429 6899	Former Iceland store presents an opportunity to lease a large retail space with ancillary loading area and storage. The unit could also be repurposed for leisure space, warehousing or community based projects. There is an adjacent car park which could be made available by separate negotiation. Available to lease on a flexible basis for a term to be agreed. Rental £150,000 per annum exclusive of business rates and all other outgoings.
Debenhams Building 275-287 Station Road Harrow HA1 1NA	221,788 sq ft 20,612 sq m	Chamberlain Commercial 020 8429 6899	The former Debenhams building presents a unique town centre opportunity for large floor space use. The property offers over 220,000 sq ft spreading over six floors, with 60,000 sq ft floorplates. The building is adjacent to Harrow's primary public car park and benefits from excellent loading facilities via its own secure yard with multiple tailgate docking bays. Internally the store has generous floor to ceiling height, multiple passenger lifts and escalators and extensive ancillary warehousing and offices. The property can be leased in its entirety or can be subdivided to suit an occupiers needs. Available to lease on terms to be agreed. Rental upon application.