

Available Business Premises

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

January 2025

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).

West London Business Whatever your size and whatever your sector, West London Business can help your business grow and compete. With a series of top quality business information and networking events, a strong lobbying and representation profile and a membership brimming with businesses from across the sub-region, West London Business is the premier business network.

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 (2024/25)
263,450 (June 2023)	54.6 pence (0.546) 49.9 pence for small businesses (0.499)

Economically Active	
Workforce (Aged 16-64): 130,200 (June 2024)	Unemployment rate: 4.9% (November 2024)

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
98,424 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. Newlyrefurbished 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 9140	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. Cat5e cabling. Boardroom Reception area Super high-speed internet. Central heating. Kitchen. Dedicated phone line. 24/7 access. 24-hour remote security monitoring. Furnished. Off-street parking. WC. Flexible agreements. No start-up costs. 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 9140	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. Rental from £250 per person per month. (ref: 15314)
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 9am to 5pm Monday to 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 a modern centre, where bold colours help to make the space feel bright and welcoming. Amenities: 24-hour CCTV monitoring. Meeting rooms. Showers. Disabled facilities. Lift. Breakout areas. Raised floors. Suspended ceilings. 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 £209 per person per month, custom offices from £209 per person per month and day offices from £59 per day. Co-working: Dedicated desk from £199 per person per month, day co-working from £29 per day and co-working membership from £129 per month. Virtual offices: Business address from £59 per month, virtual office from £139 per month and virtual office plus from £235 per month. Meeting rooms: Meeting rooms, interview rooms and training rooms all from £35 per hour.
Havelock Hub 14 Havelock Place Harrow HA1 1LJ	n/k	Office Freedom 020 3918 9140	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)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS	n/k	HubSpace 020 8732 5400	An impressive business environment with over 30,000 sq ft of modern office space. Meeting rooms. Superfast high-speed internet. Virtual office and business services. On-site café. Simple monthly billing. On-site car parking. Hubspace provides premium, unbranded, fully serviced and managed office space to both businesses and companies alike, portraying the assurance of a quality corporate image. Hubspace pride themselves on providing the highest levels of service with dedicated on-site office managers and highly trained reception teams. Individually tailored packages and flexible terms are available from just one month. Customers can scale their requirements up or down according to your business demands, without the ties and restrictions of conventional and lengthy leases. Office availability, lease terms and rental available on application.
Pentax House South Hill Avenue South Harrow HA2 0DU	n/k	Oasis Serviced Offices 020 8938 4607	Fully serviced office suites. Current availability is 3 x 2-3 person office (£650 per calendar month plus VAT) and 2 x 4 person office (£900 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. Private parking available on site.
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.
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.
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.
Harrovian 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 are available on application. Rental £18,000 per annum (£1,500 per calendar month) plus VAT.

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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).
Gold's Gym Station Road Harrow HA1 2JN	n/k	Gold's Gym Harrow 07940 537795	Office space to let.
Harrow HA2 0DZ	n/k	Harness Property Intelligence 020 3880 7050	Freehold B1 use office building at the foot of Harrow on the Hill. The property comprises: meeting rooms, kitchenette, WC and off-street parking for several cars. Price £525,000.
Harrow HA2 0HP	n/k	Harness Property Intelligence 020 3880 7050	B1 office use office building on Harrow on the Hill. The property comprises: downstairs office, upstairs meeting room, kitchenette, downstairs cloakroom and upstairs bathroom. Lease terms on request. Rental £15,000 per annum. Reference number: alexandra_1903871750.
Harrow HA2 7LU	n/k	Harness Property Intelligence 020 3880 7050	Office/retail unit to let located close to Rayners Lane Station. Approx. 375 sq ft. Available on new lease terms, details on application. Lease terms on are available on application. Rental £15,600 per annum. Reference number: alexandra_1212828515.
Harrow HA3 5ES	n/k	Harness Property Intelligence 020 3880 7050	Desk and office space available at very reasonable fully inclusive rates in a bright unit in Harrow Weald, close to shops and transport. Lease terms are available on application. Rental £5,400 per annum.
Harrow HA2 7LX	n/k	Harness Property Intelligence 020 3880 7050	Ground floor office suite comprising two office rooms, storage and WC facility. The property has been recently renovated and forms part of a larger office however has the advantage of private access from the rear. Bills included. Available for immediate occupation. Lease terms are available on application. Rental £9,000 per annum. Reference number: alexandra_333937067.
Stanmore HA7	n/k	Wex & Co 020 7768 0737	Spacious commercial unit available in Stanmore/Queensbury Borders. The property is located on the first floor of this large, modern office building. Details include double glazing windows, ground floor washroom with disabled access for customers, wooden flooring. The first floor includes three separate workspaces, one of which is the boardroom, second large office with attached kitchenette and customer waiting area. The office space also includes a small outside area, which is perfect for the summer months. Unfurnished. Lease terms are available on application. Rental £20,000 per annum, after year one the rent will increase to £23,000 and then after year two the rent will increase to £24,000.

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79 College Road Harrow HA1	n/k	Harrovian Estates 020 3463 0399	Office space to let in Harrow town centre on flexible terms. 1 to 100 people. Desk space and co-working. 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. Rental £3,600 per annum (£300 per calendar month). Available now.
2 Garland Road Stanmore HA7	n/k	Instant Offices 020 3350 1251	This centre offers various office sizes with bespoke features that suit your budget and meeting needs. Car parking, on-site storage space, easy access, and IT connectivity are available. This is a locally owned commercial real estate company, specializing in the leasing and management of commercial properties. This centre offers exceptional properties at prime locations. This allows the tenant to move to a new space without the stress and anxiety of subleasing the old space or paying for two spaces at the same time. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Meeting rooms, parking, Wi-Fi, IT support, cleaning/ janitor, WC, beverages and IT/Telecoms. Coming soon. Details on request.
164 Honeypot Lane Stanmore HA7	n/k	Instant Offices 020 3350 1251	This one-of-a-kind office space has all the features that a team could ever need to work efficiently. It provides air-conditioned private offices and co-working spaces, both of which are fully furnished yet still have plenty of space for movement. Multiple breakout areas allow teams to brainstorm together in vibrant light-filled meeting rooms, while the superfast Wi-Fi ensures that productivity remains high. Utility areas with tea and coffee facilities. Large windows throughout the building. Five reasons to choose this workspace: Shared office space; Services included; Flexible term; Fixed cost; and Fast move in. Meeting rooms, Wi-Fi, cleaning/janitor, WC, IT/Telecoms and open plan offices, Coming soon. Details on request.
Howard Road Stanmore HA7	n/k	Instant Offices 020 3350 1251	The workplace is perfect for companies that want an upgraded workspace. Designed to encourage communication and collaboration between clients, creating a sense of community. Businesses of all sizes can take advantage of the community. Perfect for individuals wishing to work from a professional office space. Offers an inclusive, diverse, and vibrant community. From startups to established corporations, this centre offers everything needed for sustained success. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Meeting rooms, Wi-Fi, cleaning/janitor, postal facilities/mail handling, telephone answering, IT/Telecoms. and WC. Coming soon. Details on request.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Oasis South Hill Avenue South Harrow HA2	n/k	Office Freedom 020 3918 9140	This modernist business centre has been recently refurbished to bring it in line with the standards of 21st century technology and functionality. Offering a versatile lay out and abundance of natural light, this office space benefits from the rare advantage of dedicated car parking, as well as the proximity to the green space of Roxeth Recreation Ground. Facilities at this serviced office space include; access to executive conference suites; dedicated car parking; personalised telephone answering; air-conditioning; message taking and voicemail; executive furnishings; 24-hour access through a manned reception and security station and a comprehensive IT and communications infrastructure. Other features and amenities: Access to other nationwide centres; Event spaces; Event talks; Super high speed internet; and Meeting rooms. Rental from £295 per person per month. (ref: 301)
CACI House 9 Spring Villa Park Spring Villa Road Edgware HA8 7EB	n/k	Harness Property Intelligence 020 3880 7050	Modern building offering offices with 2-6 desks available. All bills included, fully serviced office with on-site management, individually locked office doors, kitchen and WC cleaned on a daily basis. Your room/office can be cleaned once a week or once in two weeks if needed and if so agreed. Alarm system, furnished, modern design, parking, passenger lift, telephone system, wired network, fully serviced, 24-hour access, CCTV and managed office space. Rental £350 per month per desk including bills and parking or £300 per month without parking.
Pentax House South Hill Avenue South Harrow HA2 0DU	n/k	Harness Property Intelligence 020 3880 7050	This centre has the latest in telephone and data technology, and clients benefit from services and facilities including: Cat5 cabling, high-speed internet, call diversion to mobile or PSTN, voice mail and call answering to name but a few. Included in the monthly service fee are: rent, rates, furniture, electricity, heating/ air-conditioning, cleaning and insurance. Additional features encompass meeting rooms, colour copiers, call handling and network printers. 24-hour access, admin support, alarm system, answering service, CCTV, co-working, furnished, meeting rooms, multi-site working, telephone system, unbranded space, virtual office, voice mail, wired network and broadband Internet. Lease terms and rental on application.
Phoenix House Rossllyn Crescent Harrow HA1	n/k	Harness Property Intelligence 020 3880 7050	Spectacular designer offices. Stunning entrance leading to beautifully finished office suites at unbeatable rentals. Single office £50 per week. 1-4 desks. Includes air-conditioning, CAT5 cabling, I.P. telephones, business rates, cleaning and all utilities. Unbelievably priced telephone package. Only £50 per month gets you line rental, local and long distance calls, International Calls to 25 Countries including Europe, America and China and wireless broadband currently up to 20meg upgraded to up to 50meg later this year. Charges apply to other numbers. Additional lines £15 per month. Parking is available at £40 per month. Security via CCTV monitored by Securitas. Storage is also available from 150 to 60,000 sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
DNS House 382 Kenton Road Harrow HA3	n/k	Harness Property Intelligence 020 3880 7050	Different size offices available and fully serviced offices available at four different locations in Harrow. 4-20 desks. 24-hour access, air-conditioning, fully serviced, CCTV, furnished, managed office space, meeting rooms, parking, telephone system and wired network. Lease terms are available on application. Rental from £800 per desk.
429-433 Pinner Road North Harrow HA1 4HN	n/k	Harness Property Intelligence 020 3880 7050	This centre is a brand new serviced office centre in the heart of North Harrow for all your office requirements. With modern, newly refurbished offices and excellent transport links into London and the surrounding areas, The business centre is the ideal solution for your small or large office needs. From start-up businesses to large corporate companies, The centre provides a professional environment, advanced telephony and broadband services and flexible office solutions to fit your business needs. 2-50 desks. 24-hour access, air-conditioning, CCTV, co-working, furnished, meeting rooms, parking, passenger lift, showers, telephone system, virtual office, voice mail, modern design and broadband internet. Lease terms are available on application. Rental from £400 per desk.
Hygeia Building 66-68 College Road Harrow HA1 1BE	n/k	Harness Property Intelligence 020 3880 7050	This well-connected office block includes a Cyber Cafe and underground parking. The building itself is one of Harrows landmarks and is surrounded by a plethora of places to eat, drink and relax. 1-110 desks. Answering service, air-conditioning, furnished, meeting rooms, parking, video conferencing, virtual office, voice mail, wired network and café. Lease terms are available on application. Rental from £300 per desk.
Dunwoody House 396 Kenton Road Harrow HA3	n/k	Harness Property Intelligence 020 3880 7050	Small, friendly business centre based in Kenton offering fully furnished offices on a fully inclusive rent. 1-10 desks. Answering service, meeting rooms and parking. Lease terms on application. Rental from £100 per desk.
Devonshire House Honeypot Lane Stanmore HA7 1JS	n/k	Harness Property Intelligence 020 3880 7050	The Business Centre provides an impressive business environment, with over 30,000 sq ft of modern serviced office space, located in the heart of Stanmore area. The centre provides premium unbranded office space to both individuals and companies alike, portraying the assurance of a quality corporate image. Individually tailored packages and flexible lease terms, from just one month, are based on a single monthly fee; inclusive of rent, rates, heating and lighting. Customers can even scale their requirements up and down to meet business demands, without the ties and restrictions of conventional and lengthy leases. 1-100 desks. 24-hour access, admin support, air-conditioning, alarm system, answering service, bike storage, café, CCTV, furnished, meeting rooms, modern design, multi-site working, parking, passenger lift, showers, telephone system, unbranded space, virtual office, voice mail and wired network. Lease terms and rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	n/k	Harness Property Intelligence 020 3880 7050	A brand new base for start-up, growing and more established businesses. Located on the brand new Stanmore Place development close to Stanmore village in Harrow, the centre provides office space, a supported incubator facility, virtual offices and meeting rooms in a serviced environment, allowing entrepreneurs to focus on running their business. 1-15 desks. 24-hour access, admin support, answering service, air-conditioning, meeting rooms, passenger lift, telephone system, virtual office and wired network. Lease terms and rental are available on application.
79 College Road Harrow HA1 1BD	n/k	Harness Property Intelligence 020 3880 7050	The centre has been refurbished to exacting specifications and offers spacious, air-conditioned, unbranded surroundings in which to work, meet and do business. Office space ranges from fully furnished compact executive suites to entire floors (which can be configured to your needs). Plus there are comfortable Wi-Fi equipped communal areas and a staffed reception area. The centre has the latest VoIP phone systems, Cat5e cabling, scalable web access and data infrastructure. This centre offers all-inclusive pricing. 24-hour access, admin support, alarm system, answering service, co-working, furnished, managed office space, meeting rooms, modern design, multi-site working, passenger lift, telephone system, video conferencing, virtual office, voice mail, wired network and CCTV. Lease terms on application. Rental from £350 per desk.
Safestore Stanmore 2 Garland Road Honeypot Lane Stanmore HA7	n/k	Harness Property Intelligence 020 3880 7050	Offering various office sizes with bespoke features that suit your budget and meeting needs. Car parking, on-site storage space, easy access and IT connectivity available. Lease terms and rental on application.
Barratt Way Industrial Estate Tudor Road Harrow HA3	n/k	Harness Property Intelligence 020 3880 7050	Offers light-industrial units in Harrow. The centre's units benefit from private entrances, roller shutter doors and ample parking. 24-hour access. Air-conditioning. CCTV. Lease terms and rental on application.
Cavendish House Burnt Oak Broadway Edgware HA8	n/k	Benjamin Stevens 020 8958 1118	Three offices available. IT/Telecoms is the responsibility of each occupier. Electricity is recharged monthly. Lift. Concierge. 24/7 access. The price for the offices starts from £350 plus VAT per month to £1,040 plus VAT. Occupational License Agreement for 12 months. The price includes service charge which covers, heating, water, security, cleaning of the communal areas etc. Business rates are not included, however the occupier should be entitled to 100% relief for the business rates under the Small Business Rates Relief Scheme if this is their only office. A deposit equivalent to three months is required and held until vacation of the office subject to no outstanding arrears or liabilities. Car parking is available at £60 plus VAT per space per month.

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Grosvenor House High Street Edgware HA8	n/k	Benjamin Stevens 020 8958 1118	Two person office. Rental £375 plus VAT per month. The price includes service charge which covers, electricity, heating, water, security, cleaning of the communal areas etc. Business Rates are not included (however the occupier should be entitled to 100% relief for the business rates under the Small Business Rates Relief Scheme if this is their only office). IT/Telecoms is the responsibility of each occupier. A deposit equivalent to three months is required and held until vacation of the office subject to no outstanding arrears or liabilities. Car parking is available at £60 plus VAT per space per month.
132 Pinner Road Harrow HA1 4JE	n/k	VDBM 01923 845222	Self-contained ground floor premises previously a solicitors office. Rear yard. Two car parking spaces in the forecourt area. Self-contained first/second floor three bed flat currently let at £1,495 per calendar month. Total income £35,440 per annum. Currently let on a new ten year Full R & I lease at a rental of £17,500 per annum exclusive.
Havelock Hub Havelock Place Harrow HA1 1LJ	n/k	Havelock Hub 07365 512225	Serviced office and 30 small offices to rent. Further details on request.
<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 are searching for a local space to develop your business - Masters House have office space for rent, one desk, two 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 available on application.
37 Stanmore Hill Stanmore HA7	50-200 sq ft 5-19 sq m	Instant Offices 020 3350 1251	Locally listed three storey Georgian building within a conservation area. A recent refurbishment has been carried out to a high technical standard. Range of high quality, fully equipped offices to suit businesses of all sizes. Five reasons to choose this workspace: Private workspace: Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 50 sq ft/1 person from £350 per month, 150 sq ft/3 people from £1,050 per month and 200 sq ft/4 people from £1,400 per month. Meeting rooms, 24-hour access, 24-hour security, parking, Wi-Fi, IT support, kitchen, central heating, cleaning/janitor, WC, CCTV, close to transport links, beverages, period building, Cat6 cabling or better and IT/Telecoms.

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Rossllyn Crescent Harrow HA1	50-500 sq ft 5-46 sq m	Instant Offices 020 3350 1251	Office space designed to meet the demands of any modern business. Stunning entrance. CCTV. High-speed internet with Cat5 cabling. Accessible 24-hours a day. Range of high quality, fully equipped offices suit businesses of all sizes. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 50 sq ft/1 person from £200 per month, 150 sq ft/3 people from £600 per month and 250 sq ft/5 people from £1,000 per month. Medium office, 500 sq ft/10 people from £2,000 per month. Meeting rooms, WC, parking, breakout/lounge space, bespoke branding, Wi-Fi, IT support, kitchen, air-conditioning, video conferencing, telephone answering, business park location, beverages, cleaning/janitor, IT/Telecoms and perimeter trunking.
Unit 6 Bradburys Court Lyon Road Harrow HA1 2BY	50-500 sq ft 5-46 sq m	Instant Offices 020 3350 1251	Eight storey office building with floor to ceiling windows and panoramic views forming part of the Lyon Square development consisting of 300 luxury apartments and over 25,000 sq ft of commercial space. Includes a range of high quality, fully equipped offices to suit businesses of all sizes. Six reasons to choose this workspace: Self-contained; Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 50 sq ft/1 person from £187 per month, 150 sq ft/3 people from £562 per month and 250 sq ft/5 people from £937 per month. Medium office, 500 sq ft/10 people from £1,875 per month. Meeting rooms, 24-hour access, lift, Wi-Fi, modern interior design, kitchen, WC, air-conditioning, cleaning/janitor, open plan offices, beverages, modern building, IT/Telecoms and raised floor.
Pentax House South Hill Avenue Harrow HA2	50-5,000 sq ft 5-372 sq m	Instant Offices 020 3350 1251	A purpose-built centre providing fully furnished offices housing a variety of businesses. Range of high quality, fully equipped offices offered to suit businesses of all sizes. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 50 sq ft/1 person from £395 per month, 150 sq ft/3 people from £1,185 per month and 250 sq ft/5 people from £1,975 per month. Medium offices 500 sq ft/10 people from £3,950 per month and 1,000 sq ft/20 people from £7,900 per month. Large office 1,750 sq ft/35 people from £13,825 per month and 2,500 sq ft/50 people from £19,750 per month. Extra large offices, 4,000 sq ft./80 people from £31,600 per month and 5,000 per sq ft/100 people from £39,500 per month. Meeting rooms, WC, 24-hour access, 24-hour security, Wi-Fi, parking, modern building, administrative support, air-conditioning, IT support, reception services, cleaning/janitor, telephone answering, conference facilities, beverages and IT/Telecoms.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
1 Marlborough Hill Harrow HA1	50-1,650 sq ft 5-153 sq m	Instant Offices 020 3350 1251	A new serviced office centre based in an excellent location. Space is a shared private serviced business space offering modern, newly refurbished offices. A range of high quality, fully equipped offices offered to suit businesses of all sizes. Six reasons to choose this workspace: Self-contained; Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 50 sq ft/1 person from £250 per month, 150 sq ft/3 people from £750 per month and 250 sq ft/5 people from £1,250 per month. Medium offices 500 sq ft/10 people from £2,500 per month and 1,000 sq ft/20 people from £5,000 per month. Large office 1,650 sq ft/33 people from £8,250 per month. Meeting rooms, 24-hour access, Wi-Fi, 24-hour security, parking, breakout/lounge space, bespoke branding, administrative support, kitchen, air-conditioning, central heating, reception services, cleaning/janitor, WC, dedicated internet, copy and printing facilities and CCTV.
429-433 Pinner Road Harrow HA1	50-2,500 sq ft 5-232 sq m	Instant Offices 020 3350 1251	Business centre that is a great space designed to meet the demands of any modern business. A range of high quality, fully equipped offices offered to suit businesses of all sizes. Six reasons to choose this workspace: Shared Office; Space Private; workspace; Services included; Flexible term; Fixed cost; Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 50 sq ft/1 person from £400 per month, 150 sq ft/3 people from £1,200 per month and 250 sq ft/5 people from £2,000 per month. Medium offices, 500 sq ft/10 people from £4,000 per month and 1,000 sq ft/20 people from £8,000 per month. Large offices, 1,750 sq ft/35 people from £14,000 and 2,500 sq ft/50 people from £20,000 per month. Desks in a shared workspace, also known as a co-working space. Dedicated desk from £200 per month. Meeting rooms, 24-hour access, Parking, Showers, Lift, Wi-Fi, WC, IT support, kitchen, air-conditioning, central heating, reception services, cleaning/janitor, copy and printing facilities, recycling facilities, CCTV, on-site management team, open plan offices, AV equipment, conference facilities, beverages, modern building and IT/Telecoms.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
582 Honeypot Lane Stanmore HA7	50-5,000 sq ft 5-465 sq m	Instant Offices 020 3350 1251	This professional business centre provides an impressive business environment, with over 30,000 sq ft of modern serviced office space. A range of high quality, fully equipped offices offered to suit businesses of all sizes. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 50 sq ft/1 person from £200 per month, 150 sq ft/3 people from £600 per month and 250 sq ft/5 people from £1,000 per month. Medium offices, 500 sq ft/10 people from £2,000 per month and 1,000 sq ft/20 people from £4,000 per month. Large offices, 1,750 sq ft/35 people from £7,000 and 2,500 sq ft/50 people from £10,000 per month. Extra large offices, 4,000 sq ft/80 people from £16,000 per month and 5,000 sq ft/100 people from £20,000 per month. Meeting rooms, 24-hour access, parking, Wi-Fi, IT support, WC, air-conditioning, reception services, cleaning/ janitor, telephone answering, conference facilities, beverages and IT/Telecoms.
Elthorne Gate 64 High Street Pinner HA5 5QA	70 sq ft 7 sq m	Chamberlain Commercial 020 8429 6899	Office suite available in a landmark building in Pinner Village. Elthorne Gate is a charming period building that has been thoughtfully converted into high quality office spaces. Several small, unfurnished office suites are available to rent. One of a number of office rooms suitable for 1-6 people. Available on short term licence agreements which can be terminated on one months prior notice and subject to an initial rental period of a minimum of 12 months. Rental £300 per month.
Elthorne Gate 64 High Street Pinner HA5 5QA	70-384 sq ft 7-36 sq m	Chamberlain Commercial 020 8429 6899	A range of office suites available in a landmark building in Pinner Village. Elthorne Gate is a charming period building that has been thoughtfully converted into high quality office spaces. Several small, unfurnished office suites are available to rent. Office rooms suitable for 1-6 people. Available on short term licence agreements which can be terminated on one months prior notice and subject to an initial rental period of a minimum of 12 months. Rental £300 to £1,300 per month.
37 Stanmore Hill Stanmore HA7	75-550 sq ft 7-51 sq m	Harness Property Intelligence 020 3880 7050	A charming office building located on Stanmore Hill, within easy walking distance of the town centre and its facilities. The three floor Georgian building, with many of its original features, is locally listed and has been recently refurbished to a high standard. Cellular offices from 75 to 550 sq ft. Daily office cleaning included in rent. On-site car parking available. Digital telephone system. Broadband. Video entry phones. 1-6 desks. 24-hour access, alarm system, CCTV, period design, voice mail, wired network, managed office space and virtual office. Leases starting from three months. Highly competitive rates. Low start up costs. Details on application.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Office 4 Unit 5 Masters Court Lyon Square Harrow HA1 2BT	81 sq ft 8 sq m	Chamberlain Commercial 020 8429 6899	New and beautifully created office available in Harrow town centre. The workspace has floor to ceiling windows giving a bright and contemporary feel. Air-conditioned office with LED motion sensor lighting and integrated floor boxes. There is a dedicated private meeting room for shared use, a breakout area with table tennis, male and female WCs, shower facilities and a kitchen. Furnished. Available on a flexible licence agreement for an initial minimum contract term of 12 months and thereafter breakable with one months prior written notice. Rental £450 per month incl.
Office 5 Unit 5 Masters Court Lyon Square Harrow HA1 2BT	81 sq ft 8 sq m	Chamberlain Commercial 020 8429 6899	New and beautifully created office available in Harrow town centre. The workspace has floor to ceiling windows giving a bright and contemporary feel. Air-conditioned office with LED motion sensor lighting and integrated floor boxes. There is a dedicated private meeting room for shared use, a breakout area with table tennis, male and female WCs, shower facilities and a kitchen. Furnished. Available on a flexible licence agreement for an initial minimum contract term of 12 months and thereafter breakable with one months prior written notice. Rental £450 per month incl.
Unit 5 Masters Court Lyon Square Harrow HA1 2BT	81-300 sq ft 8-28 sq m	Chamberlain Commercial 020 8429 6899	A selection of new and beautifully created offices available in Harrow town centre. The workspace has floor to ceiling windows giving a bright and contemporary feel. The offices are air-conditioned with LED motion sensor lighting and integrated floor boxes. There is a dedicated private meeting room for shared use, a breakout area with table tennis, male and female WCs, shower facilities and a kitchen. Furnished. 1-6 person rooms which are available on flexible licence agreements for an initial minimum contract term of 12 months and thereafter breakable with one months prior written notice. Rental £450 to £1,500 per month all inclusive.
Office 2 Phoenix House Rosslyn Crescent Harrow HA1	84 sq ft 8 sq m	Ashton Fox 020 8022 6393	Phoenix House has a stunning entrance lobby and luxurious office suites on the ground and first floors, which are furnished and maintained to a high standard. There is on-site secure gated parking available. Current availability: Office 2, first floor, 84 sq ft, suits one desk, Rental £245 per calendar month, available now. Amenities include gas, water, electricity, air-conditioning, broadband, business rates and cleaning. Exclusive of telephone lines and parking. Unfurnished. On-site-management, cat5 cabling, security via CCTV monitored by Securitas. The offices have 24-hour access. Gated secure offices and parking. Available on a 12 month lease. Rental £2,940 per annum.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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	Newly refurbished fully serviced modern office space. There are seventeen offices in total ranging in size from 94 sq ft to 499 sq ft. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Meeting rooms, 24-hour access, parking, bespoke branding, Wi-Fi, IT support, kitchen, central heating, reception services, cleaning/janitor, double glazing, WC, postal facilities/mail handling, CCTV, on-site management team, beverages, modern building, Cat6 cabling or better, IT/Telecoms, Cat II lighting and perimeter trunking. Flexible terms available on request. Rent includes heating, lighting and rates.
14 Havelock Place Harrow HA1	100-500 sq ft 9-46 sq m	Instant Offices 020 3350 1251	An exciting new business centre with modern refurbished office suites. Impressive private office suites, open plan co-worker space, modern meeting rooms and large attractive breakout areas offered on a fully inclusive basis. This flexible location provides both private and shared office space spanning for teams of all sizes, 1 to 100. Meeting rooms, showers, breakout/lounge space, bespoke branding, bike racks, Wi-Fi, modern interior design, kitchen, air-conditioning, cleaning/janitor, WC, VOIP phone system, dedicated Internet, copy and printing facilities, postal facilities/mail handling, telephone answering and CCTV. A range of high quality, fully equipped offices to suit businesses of all sizes. Eight reasons to choose this workspace: Self-contained; Shared office space; Private workspace; Custom fit-out; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 100 sq ft/2 people from £500 per month, 150 sq ft/3 people from £750 per month and 250 sq ft/5 people from £1,250 per month. Medium office, 500 sq ft/10 people from £2,500 per month. Desks in a shared workspace, also known as a co-working space. Dedicated desk from £150 per month. Virtual offices: Physical business address with mailing, reception, and ad-hoc meeting rooms. Virtual office from £60 per month. Available immediately.
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 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>
7 Havelock Place Harrow HA1	100-1,154 sq ft 9-107 sq m	Instant Offices 020 3350 1251	Modern office centre designed to meet the demands of any modern business. A range of high quality, fully equipped offices offered to suit businesses of all sizes. Six reasons to choose this workspace: Self-contained; Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 100 sq ft/2 people from £350 per month, 115 sq ft/4 people from £400 per month, 107 sq ft/3 people and 2 x 108 sq ft/3 people from £600, 116 sq ft/2 people, 102 sq ft/3 people, 220 sq ft/3 people, 108 sq ft/4 people, 130 sq ft/4 people, 148 sq ft/4 people and 123 sq ft/4 people from £700 per month, 147 sq ft/4 people from £750 per month and 156 sq ft/3 people from £850 per month. Medium offices, 358 sq ft/8 people from £1,250 per month and 278 sq ft/8 people from £1,400 per month. Large office, 1,154 sq ft/30 people from £4,000 per month. Meeting rooms, 24-hour access, bespoke branding, disabled facilities (DDA/ASA compliant), Wi-Fi, kitchen, air-conditioning, cleaning/janitor, WC, copy and printing facilities, CCTV, close to transport links, modern building, IT/Telecoms, double glazing, building type - brick, building type - glass and building type - white plaster.
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.
Honeypot Lane Stanmore HA7	100-4,000 sq ft 9-372 sq m	My Next Office 01633 371395	Office to let. This centre provides premium, unbranded, fully serviced and managed office space to both businesses and companies alike, portraying the assurance of a quality corporate image. They pride themselves on providing the highest levels of service with dedicated on-site office managers and highly trained reception teams. Office spaces range from 100 to 4,000 sq ft, catering to the needs of both small and larger businesses. This impressive building has over 35,000 sq ft of modern office space. The premium serviced offices are unbranded, allowing you to create workplace that reflects your company's brand. Each office benefits from secure high-speed internet and digital telephones. Individually tailored packages and flexible terms are available from just one month. Customers can scale requirements up or down according to the business demands, without the ties and restrictions of conventional and lengthy leases. Lease terms on application. Rental from £6,000 per annum (£500 per calendar month).
Devonshire House 582 Honeypot Lane Stanmore HA7 1JS	100-30,000 sq ft 9-2,788 sq m	Office Freedom 020 3918 9140	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)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
23/25 Bridge Street Pinner HA5 3HU	104-1,140 sq ft 10-106 sq m	David Charles Property Consultants 020 8866 0001	Westbury House is a modern brick build office building on ground and three upper floors. The available offices are on the second floor and have the benefit of air-conditioning, suspended ceilings, kitchen facilities, carpets, WCs, an automatic passenger lift, and car parking. Rent to be paid quarterly in advance. Rent is inclusive of rent and service charge. Service charge includes the electricity costs and air-conditioning. Lease terms on request. Rental £650 to £3,592 per month (inclusive of service charge). (Property ID 130779)
North Harrow HA2	110 sq ft 10 sq m	Wex & Co 020 7768 0737	Compact, one-person office space currently being used as additional storage for the landlords 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. Unfurnished. Lease terms on application. Rental £5,400 per annum. Available now.
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. 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. Unfurnished. Lease terms are available on application. Rental £5,180 (£46.67 sq ft) per annum with all bills and business rates included. Available now.
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane Stanmore HA7 1BT	111-1,500 sq ft 10-139 sq m	Cygnat 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.
Cygnat Howard Road Honeypot Lane Stanmore HA7 1BT	111-2,500 sq ft 10-232 sq m	Office Freedom 020 3918 9140	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. Rental from £250 per person per month. (ref: 22464)
Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	111-2,500 sq ft 10-232 sq m	Harness Property Intelligence 020 3880 7050	There are spaces available ranging from 111 sq ft to floor plates of 2,500 sq ft. Prices for this space are negotiable dependent on size of area let and length of tenure. The on-site incubator director is on hand to provide support to tenants and facilitate the growth of their businesses whether it be making tenants aware of local funding that might be available to them or inviting the tenants to a networking event that will be appropriate for them. Meeting rooms. Modern design. Lease terms and rental are available on application.
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 all-incl. of business rates, internet, telephone, light and heat etc.

<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.
Elthorne Gate 64 High Street Pinner HA5 5QA	127 sq ft 12 sq m	Chamberlain Commercial 020 8429 6899	Office suite available in a landmark building in Pinner Village. Elthorne Gate is a charming period building that has been thoughtfully converted into high quality office spaces. Several small, unfurnished office suites are available to rent. One of a number of office rooms suitable for 1-6 people. Available on short term licence agreements which can be terminated on one months prior notice and subject to an initial rental period of a minimum of 12 months. Rental £425 per month.
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.
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.
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.
Whitefriars Avenue Harrow HA3 5RQ	140 sq ft 13 sq m	Harness Property Intelligence 020 3880 7050	Artisan Studios is a newly converted business hub providing flexible workspace for the creative industries. The second floor offers glass fronted cabin offices, each suitable for 2-3 workstations. Office space is air-conditioned and IT cabled. The offices are fully furnished with internet and telephones provided. Within the Studios is a large breakout area with kitchen, together with boardroom facilities. Larger office areas are available throughout the building. There is a manned reception during office hours. Price on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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. Available immediately.
Unit 6 (part) Bradburys Court Lyon Road Harrow HA1 2BY	144-356 sq ft 13-33 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. At fourth floor level there are two beautiful office rooms (144 sq ft and 212 sq ft), 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. There are male and female WCs and fitted kitchen. The building has 24-hour access, CCTV, security controlled access and on-site concierge service. The offices are available to rent on short to medium term agreements. Rental £780 to £1,900 per calendar month and includes all running costs, service charges, cleaning. Quoted rents are subject to VAT.
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.
Edgware	150-2,800 sq ft 14-260 sq m	Reichmann Properties plc 020 8952 2009	Offices available in Edgware from 150 sq ft to 2,800 sq ft. Price on application.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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. 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. Unfurnished. Lease terms are available on application. Rental £5,350 (£34.52 per sq ft) per annum with bills and business rates included. Available now.
Office 3 Unit 5 Masters Court Lyon Square Harrow HA1 2BT	156 sq ft 14 sq m	Chamberlain Commercial 020 8429 6899	New and beautifully created office available in Harrow town centre. The workspace has floor to ceiling windows giving a bright and contemporary feel. Air-conditioned office with LED motion sensor lighting and integrated floor boxes. There is a dedicated private meeting room for shared use, a breakout area with table tennis, male and female WCs, shower facilities and a kitchen. Furnished. Available on a flexible licence agreement for an initial minimum contract term of 12 months and thereafter breakable with one month prior written notice. Rental £800 per month incl.
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.
Bradburys Court Lyon Road Harrow HA1	172 sq ft 16 sq m	Ashton Fox 020 8022 6393	The building and offices are very modern with state-of-the-art fittings. They have large plate glass windows, with a front and side aspect of the surrounding area, plenty of natural light and fresh air. The entrance hall, and offices are carpeted, with gas central heating, air-conditioning, suspended ceilings and LED lighting. They are available furnished or unfurnished. There is a lift to all floors. Current availability: Fourth floor, Unit 6, Office 1, 172 sq ft suits 3/4 desks £640 plus VAT per calendar month. Lease terms: 12 months licence, no break. Rental £7,680 per annum inclusive of utilities, rates, broadband and cleaning of communal areas. Available now.
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.
19-23 High Street Pinner HA5 5PJ	175 sq ft 16 sq m	David Charles Property Consultants 020 8866 0001	The building comprises of a mid terrace property of brick-built construction beneath a triple pitched tile roof. The available suites comprises of good-sized offices with excellent natural light. The building has the benefit of gas fired central heating, florescent lighting, carpeting, entry phone system and is in excellent condition. Lease terms on request. Rental £950 per month. (Property ID 130773)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Flexi Offices Harrow 1 Eastman Road Harrow HA2	175-250 sq ft 16-23 sq m	Big Yellow Self Storage 020 3089 6571	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. Lease terms on application. Rental from £8,184 per annum (£46.77 per sq ft).
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. Available now.
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 immediately. Lease terms are available on application. Rental £600 per calendar month.
Amba House 15 College Road Harrow HA1 1BA	185 sq ft 17 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/breakout space. The suite sizes remaining are 185 sq ft to 266 sq ft. Available on short term, flexible tenancy agreements. Rental £25 per sq ft plus bills that can be paid at an all inclusive basis. Business rates are separate. Immediate occupancy.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Amba House 15 College Road Harrow HA1 1BA	185-451 sq ft 17-42 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/breakout space. The suite sizes remaining are 185 sq ft to 266 sq ft. Available on short term, flexible tenancy agreements. Rental £25 per sq ft plus bills that can be paid at an all inclusive basis. Business rates are separate. Immediate occupancy.
Suite 318 Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	187 sq ft 17 sq m	Ashton Fox 020 8022 6393	Stanmore Business & Innovation Centre is a superb modern space set in beautiful grounds with a lake and gardens. It is a thriving business centre with a large impressive reception. To let: Suite 318, a 3-4 desk office, 187 sq ft. Rental £695 plus VAT per calendar month. Other sizes are also available. Main features: Passenger lift; WCs on every floor; Car park to the rear; Meeting room hire; Kitchenettes; and 24-hour access. Rent includes central heating, electricity, water, cleaning of common areas. On-site car park (subject to availability). Additional payable facilities: Office furniture; Internet; and Telecoms. Rental £8,340 per annum. Available immediately.
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 all-incl. of business rates, internet, telephone, light and heat etc.
Amba House 15 College Road Harrow HA1 1BA	189 sq ft 18 sq m	Alexandra Park 020 7768 1347	Fourth floor office. Premises comprise: Video entry phone system, kitchen, cloakroom and lifts. Service charge and electricity included. Lease terms are available on application. Rental £7,800 per annum (£650 per calendar month). Available immediately.
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 immediately. Lease terms are available on application. Rental £625 per calendar month.
Rama House 17 St Anns Road Harrow HA1 1JU	200-1,178 sq ft 19-109 sq m	Harness Property Intelligence 020 3880 7050	Executive offices in this impressive mixed use building, which provide workspace from 200 sq ft to 1,178 sq ft of prestige workspace. Rama House has a distinctive granite and natural stone reception with modern dual lifts. The office suite is positioned on the first floor and is arranged as open plan with a bank of full height glass directors offices (3) plus a large meeting room, all facing into St Anns Road, with excellent natural light. The offices are fully air-conditioned, with suspended ceilings, wood effect flooring and full access raised floors. In the common areas of the floor are a large kitchen/breakout area and contemporary male and female washrooms. Price on application
Whitefriars Avenue Harrow HA3	200-1,300 sq ft 19-121 sq m	DM & Co 020 8033 9978	Office units to let. Wooden floors. Communal kitchen area. Communal lounge area. Concierge. Off-street parking. Lease terms on application. Rental from £6,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Whitefriars Avenue Harrow HA3	200-2,300 sq ft 19-214 sq m	Move In Properties Ltd 020 3641 1773	Luxury service office available to rent. Flexible office size from 200 sq ft to 2,300 sq ft - First and second floors. Furnished. Modern lifts. Door phone entry system. Air-conditioning systems. Communal fully fitted kitchen/diner area. Refurbished WC. Meeting room. Concierge. Rental starts from £500 per calendar month to £3,900 per calendar month. Available immediately.
Howard Road Stanmore HA7	200-10,000 sq ft 19-929 sq m	Instant Offices 020 3350 1251	A thriving business centre with a variety of larger open plan spaces and smaller cellular offices. There are spaces available ranging from 111 sq ft to floor plates of 2,500 sq ft. Prices for this space are negotiable dependent on size of area let and length of tenure. A range of high quality, fully equipped offices offered to suit businesses of all sizes. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 200 sq ft/4 people from £1,000 per month and 250 sq ft/5 people from £1,250 per month. Medium offices 500 sq ft/10 people from £2,500 per month and 1,000 sq ft/20 people from £5,000 per month. Large office 1,750 sq ft/35 people from £8,750 per month and 2,500 sq ft/50 people from £12,500 per month. Extra large offices, 4,000 sq ft/80 people from £20,000 per month, 6,000 sq ft/120 people from £30,000 per month and 10,000 per sq ft/200 people from £50,000 per month. Meeting rooms, 24-hour access, WC, parking, showers, bespoke branding, disabled facilities (DDA/ASA compliant), bike racks, IT support, Wi-Fi, kitchen, central heating, copy and printing facilities, cleaning/janitor, VOIP phone system, postal facilities/mail handling, telephone answering, on-site management team, open plan offices, beverages, IT/Telecoms and perimeter trunking.
104 College Road Harrow HA1	202-18,643 sq ft 19-1,733 sq m	Abacus Estates 020 3007 1066	A selection of 11 individual offices situated on the second floor of a newly renovated building. This refurbished building offers a perfect blend of modern convenience and accessibility, making it an ideal choice for those seeking a comfortable and well-connected living space in the heart of the bustling city. Length of license by negotiation. Rental £6,240 per annum (£120 per week per office) all inclusive. Available immediately.
Office 16 Phoenix House Rosslyn Crescent Harrow HA1	205 sq ft 19 sq m	Ashton Fox 020 8022 6393	Phoenix House has a stunning entrance lobby and luxurious office suites on the ground and first floors, which are furnished and maintained to a high standard. There is on-site secure gated parking available. Current availability: Office 16 ground floor, 205 sq ft, suits five desks, rental £683.33 per calendar month, available now. Amenities include gas, water, electricity, air-conditioning, broadband, business rates and cleaning. Exclusive of telephone lines and parking. Unfurnished. On-site-management, cat5 cabling, security via CCTV monitored by Securitas. The offices have 24-hour access. Gated secure offices and parking. Available on a 12 month lease. Rental £8,200 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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 immediately. Lease terms are available 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 9140	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)
Elthorne Gate 64 High Street Pinner HA5 5QA	233 sq ft 22 sq m	Chamberlain Commercial 020 8429 6899	Office suite available in a landmark building in Pinner Village. Elthorne Gate is a charming period building that has been thoughtfully converted into high quality office spaces. Several small, unfurnished office suites are available to rent. One of a number of office rooms suitable for 1-6 people. Available on short term licence agreements which can be terminated on one months prior notice and subject to an initial rental period of a minimum of 12 months. Rental £775 per month.
Graham Road Wealdstone Harrow 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. A new lease is available, terms on application. Rental £15,000 (£62.50 per sq ft) per annum.
Office 4 Spring Villa Road Edgware HA8	242 sq ft 22 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.
Office 2 Spring Villa Road Edgware HA8	245 sq ft 23 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Graham Road Wealdstone Harrow HA3	246 sq ft 23 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. A new lease is available, terms on application. Rental £15,000 (£60.98 per sq ft per annum).
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 immediately. Lease terms are available on application. Rental £825 per calendar month.
Suite 204 Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	255 sq ft 24 sq m	Ashton Fox 020 8022 6393	Stanmore Business & Innovation Centre is a superb modern space set in beautiful grounds with a lake and gardens. It is a thriving business centre with a large impressive reception. To let: Suite 204, a 5 desk office, 255 sq ft. Rental £960 plus VAT per calendar month. Other sizes are also available. Main features: Passenger lift; WCs on every floor; Car park to the rear; Meeting room hire; Kitchenettes; and 24-hour access. Rent includes central heating, electricity, water, cleaning of common areas. On-site car park (subject to availability). Additional payable facilities: Office furniture; Internet; and Telecoms. Rental £11,520 per annum. Available immediately.
Amba House 15 College Road Harrow HA1 1BA	266 sq ft 25 sq m	Alexandra Park 020 7768 1347	Fourth floor office. Premises comprise: Video entry phone system, kitchen, cloakroom and lifts. Service charge and electricity included. Lease terms are available on application. Rental £11,100 per annum (£925 per calendar month. Available immediately.
Amba House 15 College Road Harrow HA1 1BA	266 sq ft 25 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/breakout space. The suite sizes remaining are 185 sq ft to 266 sq ft. Available on short term, flexible tenancy agreements. Rental £25 per sq ft plus bills that can be paid at an all inclusive basis. Business rates are separate. Immediate occupancy.
Suite 30A Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	275 sq ft 26 sq m	DM & Co 020 8033 9978	Office suite in a well maintained and sought after building. Wooden floors, communal kitchen area, communal lounge area, concierge, and off-street parking. Broadband charges £600 plus VAT, telephone charges £300 plus VAT and car park (one space) £720 plus VAT, Rental £9,625 (£35 per sq ft) per annum. Available immediately.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
North Harrow HA2	280 sq ft 26 sq m	Wex & Co 020 7768 0737	Superbly presented office situated in the heart of North Harrow. Unfurnished. Available immediately on flexible terms. Rental £12,600 (£45 per sq ft) per annum, bills included.
Elthorne Gate 64 High Street Pinner HA5 5QA	281 sq ft 26 sq m	Chamberlain Commercial 020 8429 6899	Office suite available in a landmark building in Pinner Village. Elthorne Gate is a charming period building that has been thoughtfully converted into high quality office spaces. Several small, unfurnished office suites are available to rent. One of a number of office rooms suitable for 1-6 people. Available on short term licence agreements which can be terminated on one months prior notice and subject to an initial rental period of a minimum of 12 months. Rental £950 per month.
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 in 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 (£46.15 per sq ft) per annum plus bills and business rates.
Office 1 Spring Villa Road Edgware HA8	292 sq ft 27 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.

<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 breakout 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 Rental £500 to £1,000 per month.
Suite 18B Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	295 sq ft 27 sq m	DM & Co 020 8033 9978	Office suite in a well maintained and sought after building. Wooden floors, communal kitchen area, communal lounge area, concierge, and off-street parking. Broadband charges £600 plus VAT, telephone charges £300 plus VAT and car park (one space) £720 plus VAT, Rental £10,325 (£35 per sq ft) per annum. Available immediately.
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 and 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 immediately. Rental £5,400 (£18 per sq ft) per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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 fascia 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.
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 are the responsibility of each occupier. Available immediately.
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	300 sq ft 28 sq m	Harness Property Intelligence 020 3880 7050	A modern office building over first and second floor with an impressive ground floor reception. The offices are fitted to a high standard and provide a range of sizes. There are boardroom facilities available for separate rental and parking options. Lease terms are available on application. Rental £6,000 per annum.
Office 2 Unit 5 Masters Court Lyon Square Harrow HA1 2BT	300 sq ft 28 sq m	Chamberlain Commercial 020 8429 6899	New and beautifully created office available in Harrow town centre. The workspace has floor to ceiling windows giving a bright and contemporary feel. Air-conditioned office with LED motion sensor lighting and integrated floor boxes. There is a dedicated private meeting room for shared use, a breakout area with table tennis, male and female WCs, shower facilities and a kitchen. Furnished. Available on a flexible licence agreement for an initial minimum contract term of 12 months and thereafter breakable with one months prior written notice. Rental £1,500 per month incl.
221-227 High Road Harrow Weald HA3 5EE	300-600 sq ft 28-56 sq m	Instant Offices 020 3350 1251	Modern business centre designed to meet the demands of any modern business. A range of high quality, fully equipped offices to suit businesses of all sizes. Five reasons to choose this workspace: Private workspace; Services included; Flexible term; Fixed cost; and Fast move in. Serviced offices: Office with services, fully furnished and ready to move in. Small offices, 2 x 300 sq ft/6 people from £1,350 per month. Virtual offices: Physical business address with mailing, reception, and ad-hoc meeting rooms. Virtual office from £225 per month. Meeting rooms, 24-hour security, parking, disabled facilities (DDA/ASA compliant), bike racks, Wi-Fi, IT support, kitchen, air-conditioning, central heating, cleaning/janitor, WC, postal facilities/mail handling, telephone answering, CCTV, conference facilities, beverages, IT/Telecoms and double glazing.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 58 Station Road North Harrow HA2 7SA	303 sq ft 28 sq m	Harness Property Intelligence 020 3880 7050	Churchill Court is a popular courtyard office development of 11 buildings all arranged over ground and two upper floors. At Unit 2 we are offering part first floor comprising 303 sq ft of good quality office space which is available immediately. Lease terms are available on application. Rental £7,575 per annum.
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 (£1,250 per calendar month). Available immediately.
Metroline House 118-122 College Road Harrow HA1 1BQ	320 sq ft 30 sq m	Harness Property Intelligence 020 3880 7050	Newly refurbished. 320 sq ft office to let in Metroline House in Central Harrow. Lease terms are available on application. Rental £11,200 per annum.
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. The office comprises an open plan space of 321 sq ft with additional two internal offices adding approx. 211 sq ft. Unfurnished. Perfect for an expanding business. Lease terms available on request. Rental £26,400 per annum (£2,200 per calendar month) inclusive of business rates and service charges. Available immediately.
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 immediately. Lease terms are available on application. Rental £1,100 per calendar month.
Graham Road Wealdstone Harrow HA3	330 sq ft 31 sq m	LBC Estates 020 8033 0934	Newly constructed office space to rent. The accommodation is arranged over two floors with a reception, kitchen and WC on the ground floor and office space on the first floor. The office is offered inclusive of all utilities and business rates. Lease terms are available on application. Rental £15,000 (£45.45 per sq ft) per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
Office 3 Spring Villa Road Edgware HA8	342 sq ft 32 sq m	Benjamin Stevens 020 8958 1118	Unique opportunity to rent a private office in this new Co-working space in Edgware. There are four private offices available from £1,000 per month set in a modern office block and within a unique co working community where you will have the best of being in a vibrant community of businesses with the privacy of your own space. Parking. The space will be offering monthly networking events, use of a boardroom at a reduced cost, ability to use the co-working space and being able to get access from all the benefits of the internal community. Located in Spring Villa Park, a well maintained office campus within a gated and landscaped setting, situated off Edgware High Street. Local to multiple shopping, banking and transport facilities nearby.
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 College Road Harrow HA1 1BA	349 sq ft 32 sq m	Ashton Fox 020 8022 6393	Amba House boasts a prime position in this busy commercial district. This is a six-storey red brick office building with a lift to all floors. It offers flexible office space to let on a 12 monthly basis or on a longer lease. The offices are carpeted, have double glazing and electric heating. There are gents and ladies WC facilities and a fitted kitchen on each floor. The offices are available as unfurnished. Rental £14,000 per annum (£1,200 per calendar month). Available immediately.
Amba House College Road Harrow HA1 1BA	349 sq ft 32 sq m	DM & Co 020 8033 9978	Office available at this well-maintained commercial property. The unfurnished quarters are now available. Rental £14,400 per (£41.26 per sq ft) per annum. All service charges included.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Devonshire House Honeypot Lane Stanmore HA7 1JS	350 sq ft 33 sq m	Ashton Fox 020 8022 6393	Modern, impressive three storey office building, enjoying a spacious aspect, with a large secure well lit gated car park with CCTV throughout. It has well appointed, fully furnished modern offices over three floors, connected by a lift servicing all floors, and fitted kitchen and WCs on each floor. The impressive entrance leads to a well appointed smart reception lobby, with on-site cafeteria, and two boardrooms available to hire. Lovely, bright offices with large windows, own controls to heating and air-conditioning, fully furnished and fully serviced. There is a fully serviced reception and management support. The property has in house management and secure key fob 24-hour access, 7 days a week. Instant occupation, flexible terms, VAT applicable. Current availability: Office 208, second floor, six workstations, rental £1,300 plus VAT per calendar month. Office 138, first floor, six workstations, rental £1,300 plus VAT per calendar month. Rental £15,600 per annum inclusive of business rates, lighting, heating, air-conditioning and office cleaning service. Telephone, broadband and parking are extra. Available Immediately.
Amba House 15 College Road Harrow HA1 1BA	350 sq ft 33 sq m	Move In Properties Ltd 020 3641 1773	Bright and airy second floor office situated in the heart of Harrow Town Centre. 24-hour on-site security. Lease terms are available on application. Rental £14,400 per annum (£1,200 per calendar month) inclusive of business rates and service charges except for broadband. Available immediately.
Suite 102 Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	351 sq ft 33 sq m	Ashton Fox 020 8022 6393	Stanmore Business & Innovation Centre is a superb modern space set in beautiful grounds with a lake and gardens. It is a thriving business centre with a large impressive reception. To let: Suite 102, a 6-7 workstation office, 351 sq ft. Rental £1,315 plus VAT per calendar month. Other sizes are also available. Main features: Passenger lift; WCs on every floor; Car park to the rear; Meeting room hire; Kitchenettes; and 24-hour access. Rent includes central heating, electricity, water, cleaning of common areas. On-site car park (subject to availability). Additional payable facilities: Office furniture; Internet; and Telecoms. Rental £15,780 per annum. Available immediately.
10-12, Love Lane Pinner HA5 3EF	356 sq ft 33 sq m	Harness Property Intelligence 020 3880 7050	Choice of several office suites in this charming period building. Part first floor 356 sq ft - Last remaining suite. Part first floor 557 sq ft - Let. Second floor 581 sq ft - Let. Total 1,494 sq ft. Last suite remaining 356 sq ft available. There is designated parking to the rear of the building. Lease terms are available on application. Rental £8,900 per annum.
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. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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 is not included. Unfurnished. Available immediately. Lease terms available 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.
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.
Suite 3.4 Monument House 215 Marsh Road Pinner HA5 5NE	370 sq ft 34 sq m	David Charles Property Consultants 020 8866 0001	Third floor office suite in an attractive brick built building with a prestigious entrance and an automatic passenger lift. The offices have the benefit of comfort cooling, suspended ceilings, carpets and double glazing. There is a shared kitchen and WC facilities on each floor and parking is available by separate arrangement. The building has an EPC rating within B and D. The offices are inclusive of cleaning of the common parts/office, building maintenance, service charges, utilities, and buildings insurance. Lease terms are available on application. Rental £1,650 per month. (Property ID 130775)
Willowcourt Avenue Kenton Harrow HA3	370 sq ft 34 sq m	Goldstein Leigh 020 8115 0701	First floor office available to rent. Furnished or unfurnished. Lease terms are available on application. Rental £10,440 per annum (£870 per calendar month) with option for one parking space. Available immediately.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
44 Greenhill Road Harrow HA1 1LD	380 sq ft 35 sq m	Harness Property Intelligence 020 3880 7050	A rare opportunity to purchase a small freehold detached office unit in Central Harrow. The unit consists of a single storey building of 380 sq ft, arranged as 2-3 offices with ancillary storage and a single WC. The property has been maintained to a high standard with wood panelling throughout, fitted carpets and CCTV security system. There is additional overhead storage space above the office rooms. Price £150,000.
Elthorne Gate 64 High Street Pinner HA5 5QA	384 sq ft 36 sq m	Chamberlain Commercial 020 8429 6899	Office suite available in a landmark building in Pinner Village. Elthorne Gate is a charming period building that has been thoughtfully converted into high quality office spaces. Several small, unfurnished office suites are available to rent. One of a number of office rooms suitable for 1-6 people. Available on short term licence agreements which can be terminated on one months prior notice and subject to an initial rental period of a minimum of 12 months. Rental £1,300 per month.
Willowcourt Avenue Kenton Harrow HA3	390 sq ft 36 sq m	Ferrari Dewe & Co 020 8427 4288	Nice first floor office space situated in the heart of Kenton. Reception/waiting area. Three desk office. Parking available at £60 per calendar month. The office will be let on a 12 month occupational license at a license fee of just £832 per month (No VAT applicable). The license fee includes service charge which covers, electricity, heating, water, cleaning of the communal areas etc. Business rates are not included. Access is available 24/7. Rental £9,984 per annum. Available immediately.
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 are available on application. Rental from £15,600 per annum (£35 per sq ft) inclusive of business rates and service charges. 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 from £900 per month (plus VAT) inclusive of all bills and high-speed internet connection.

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Bishop Walk House 19-23 High Street Pinner HA5 5PJ	420 sq ft 39 sq m	David Charles Property Consultants 020 8866 0001	The building is a mid-terrace property constructed of brick, featuring a triple-pitched tile roof. The available suite, situated on the second floor, consists of a good-sized furnished office with excellent natural light. The building is equipped with gas-fired central heating, fluorescent lighting, carpeting, an entry phone system, and is in excellent condition. Lease terms are available on application. Rental £21,000 per annum (£1,750 per month). (Property ID 217602)
Unit 2 Bradstowe House Junction Road Harrow HA1 1NL	433 sq ft 40 sq m	Chamberlain Commercial 020 8429 6899	The ground floor commercial space in a landmark building arranged as two rooms with fitted kitchen and single WC. The space is suitable for office use, beauty or treatment rooms, medical use such as a dental surgery or possibly educational use. The suite comes with five car spaces in the basement car park. Available to let by way of new Full R & I lease for a term to be agreed. Rental £12,500 per annum plus business rates and service charge
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 building with a prestigious entrance and an automatic passenger lift. The offices have the benefit of comfort cooling, suspended ceilings, carpets and double glazing. There is a shared kitchen and WC facilities on each floor and parking is available by separate arrangement. The building has an EPC rating within B and D. The offices are inclusive of cleaning of the common parts/office, building maintenance, service charges, utilities, and buildings insurance. Lease terms are available on application. Rental £1,650 per month. (Property ID 130775)
1-9 St Anns Road Harrow HA1	450 sq ft 42 sq m	Move In Properties Ltd 020 3641 1773	Bright and spacious second floor office situated in the heart of Harrow town Centre. The office space comprised of an open plan space with an internal integrated office space. Lease terms are available on application. Rental £18,000 per annum (£1,500 per calendar month) inclusive of business rates and service charges except for broadband. Available immediately.
Unit 2 Bradstowe House Junction Road Harrow HA1 1NL	453 sq ft 42 sq m	Chamberlain Commercial 020 8429 6899	Self-contained ground floor commercial space available. Arranged as two rooms with fitted kitchen and single WC. Close to gym. Suitable for office use, beauty or treatment rooms, medical use such as a dental surgery or possibly educational use. Suite comes with five car spaces in the basement car park. New Full R & I lease available for a term to be negotiated. Rental £12,500 per annum plus business rates and service charge.
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.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 369 Cavendish House Burnt Oak Broadway Edgware HA8	460 sq ft 43 sq m	Harness Property Intelligence 020 3880 7050	Purpose built office building located at the junction of Burnt Oak Broadway and Camrose Avenue. Building receptionist, air-conditioning, double glazed windows, good natural light, gas central heating, kitchen and communal WCs. Lease terms are available on application. Rental £11,040 per annum inclusive of service charge, heating, water and cleaning.
The Annex r/o 398 Kenton Road Kenton HA3 9DW	480 sq ft 45 sq m	VDBM 01923 845222	Self-contained detached ground floor office accommodation which benefits from air-conditioning, four partitioned rooms, kitchenette and WC facilities. A single garage is included. Conversion potential subject to planning For sale £229,950. Guide price.
High Street Wealdstone HA3 5DQ	496 sq ft 46 sq m	Harness Property Intelligence 020 3880 7050	Good sized reception frontage with steps leading another reception room and treatment room or office, large kitchenette, WC and exterior storage area. A1/A2 use. Available to let on a new lease on a Full R & I basis for a term to be agreed subject to periodic rent reviews. Rental £12,500 per annum.
Unit 2 Harrow Square College Road Harrow HA1 1BE	497 sq ft 46 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The six commercial units are spread between two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Unit 2 is a corner unit that faces outwards to the square, in the block opposite Greenhill Library. It is the smallest in Harrow Square with a net internal floor area of 497 sq ft. This space would be ideal for training, offices, PT Gym, coffee shop or take away. Lease terms and rental are available on application.
Units 1-6, Blocks A, C & D Harrow Square College Road Harrow HA1 1AA	497-8,704 sq ft 46-809 sq m	VDBM 01923 845222	A selection of new ground floor commercial units within this prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses. Available on a new Full R & I lease for a term to be agreed. Each individual commercial unit to be offered in a 'shell and core' condition and it is the responsibility of all incoming tenants to fit-out the premises at their own costs. Rental £35 per sq ft per annum exclusive of all other costs and outgoings such as business rates, service charges and insurance. All incoming tenants/occupiers to be reasonable for these outgoings. Unit 1 £35 per sq ft pr annum exclusive rising to £50 per sq ft in the fifth year of the lease agreement. Fronting on to College Road. May split and offer as two separate units.
Amba House 15 College Road Harrow HA1 1BA	500 sq ft 46 sq m	Ferrari Dewe & Co 020 8427 4288	Modern attractive office suite. Passenger lift, door entry system, air-conditioning, suspended ceilings with recessed lighting and a floor grid for cabling, power and telephones. Premises are unfurnished. Refurbished WCs between each floor which alternate between male and female with disabled WC on the ground floor. Available on a new flexible lease for a term to be agreed. Rental £20,000 (£40 per sq ft) per annum including electricity and service charge.

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Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	500 sq ft 46 sq m	Harness Property Intelligence 020 3880 7050	The Winsor & Newton Building is a newly converted business hub providing flexible workspace. The first and second floors offer glass fronted cabin offices, each suitable for 2/3 workstations up to 10 workstations. The offices are conditioned and IT cabled. They are fully furnished with internet and telephones provided. On the first floor there is a large breakout area with kitchen. There are also kitchen facilities to second floor. A boardroom is also available with a manned reception during office hours. Lease terms are available on application. Rental £7,200 per annum.
Ashford House 100 College Road HA1 1BQ	500 sq ft 46 sq m	Harness Property Intelligence 020 3880 7050	A small suite located on the third floor of this 1960's office building. The building is served by an automated passenger lift and the offices provide basic accommodation but benefit from good natural light. The suite has one parking space. Lease terms and rental on application.
Burnt Oak Broadway Edgware HA8	500 sq ft 46 sq m	Goldstein Leigh 020 8115 0701	Unfurnished office suitable for around 4-6 people with a reception area and internal partitioning for separate offices, meeting area and air-conditioning. The rental price includes service charge which covers, heating, water, security, cleaning of the communal areas etc. IT/Telecoms is the responsibility of each occupier. Access is 24/7. A deposit equivalent to three months is required and held until vacation of the office subject to no outstanding arrears or liabilities. Car parking is available at £60 plus VAT per space per month. Rental £15,000 (£30.00 per sq ft) per annum. Available immediately.
Queensbury HA7	500 sq ft 46 sq m	Wex & Co 020 7768 0737	Second floor unit in a modern serviced building. The office includes air-conditioning, kitchenette, WC and private entrance. Lift. The property includes a range of private cubicles and dual aspect windows which provide plenty of natural sunlight throughout the day. Lease terms are available on application. Rental £12,000 per annum. Available immediately.
Queensbury/Stanmore HA7	500 sq ft 46 sq m	Wex & Co 020 7768 0737	Second floor unit in a modern serviced building. Lift. Multiple aspect windows offering plenty of natural light. The property includes a private kitchenette, WC, separate cubicles for added privacy and air-conditioning throughout. Lease terms are available on application. Rental £12,000 per annum. Available now
Suite 1 Somak House Harrobian 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 agreed. Rental £29.50 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 1 Somak House Harrovia Business Village Bessborough Road Harrow HA1 3EX	515 sq ft 48 sq m	VDBM 01923 845222	Ground floor office suite. Somak House is the largest building within Harrovia Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors. Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.
Bessborough Road Harrow HA1	515-1,028 sq ft 48-96 sq m	Instant Offices 020 3350 1251	Office space in an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. Building has had a complete refurbishment to a high standard and offers individual office suites over the ground, first and second floors. A smart new, ground-floor entrance lobby with digital key access. Three reasons to choose this workspace: Self-contained; Private workspace; and Long term. Leased Offices: Normally unfurnished but provides workspace for you to complete as you wish. The monthly rent does not include any services such as IT, cleaning and maintenance. Medium offices, 515 sq ft/9 people from £1,550 per month, 659 sq ft/13 people from £1,922 per month, 716 sq ft/14 people from £2,088 per month, 718 sq ft/14 people from £2,100 per month, and 1,028 sq ft/20 people from £3,000 per month. 24-hour access, parking, bespoke branding, air-conditioning, WC, Business park location, CCTV, open plan offices, close to transport links, modern building, and Cat6 cabling or better.
Somak House Harrovia Business Village Bessborough Road Harrow HA1 3EX	515-3,636 sq ft 48-338 sq m	VDBM 01923 845222	Somak House is the largest building within Harrovia Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors (one of which is occupied). Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Somak House Harrovian 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 £29.50 per sq ft.
Harrovian Business Village Bessborough Road Harrow HA1 3EX	515-3,636 sq ft 48-338 sq m	Hilton & Fox 020 8033 0952	Five modernised office suites available as individual or multiple. All suites have been refurbished to a high standard and each suite includes kitchen, WC, independent heating, air-conditioning and LED ceiling tile lighting throughout. The office suites feature a smart new lobby equipped with electronic access and monitoring, enhancing security and convenience. Parking is available at an additional cost, providing flexibility for those who require it. Lease terms are available on application. Rental £15,192 per annum (£1,266 per calendar month). Available now.
12 High Street Pinner HA5 5PW	532 sq ft 49 sq m	VDBM 01923 854222	A three storey terraced property offering a self-contained ground floor retail/office. Newly refurbished. Shop/office class E. Suitable for a variety of uses e.g. retail, office, educational and medical. New lease available. Rental £30,600 per annum exclusive.
Unit 3 Carmine Court 202 Imperial Drive Rayners Lane HA2 7HG	543 sq ft 50 sq m	Harness Property Intelligence 020 3880 7050	An opportunity to purchase a newly built single storey office building. Unit 3 Carmine Court provides open plan office space of 543 sq ft. The unit is fitted to a high standard with air-conditioning, fully fitted kitchen, WC (DDA compliant) perimeter trunking, fitted carpets, Cat5 Cabling and LED lighting. There is also the benefit of two car parking spaces. Carmine Court sits within a secure compound with automated security gates. Price £325,000.
Unit 2 Carmine Court 202 Imperial Drive Rayners Lane HA2 7HG	543 sq ft 50 sq m	VDBM 01923 854222	Office space finished to a high standard offering a variety of open plan office space along with two additional meeting rooms, an open plan reception area and a fully fitted server room. Large eat-in kitchen plus male and female WCs. Air-conditioning. 386 sq ft storage room. Seven car parking spaces. 999 year lease. For sale £1,200,000. Guide price.
Unit 3 Carmine Court 202 Imperial Drive Rayners Lane HA2 7HG	543 sq ft 50 sq m	VDBM 01923 854222	This brand new single storey office building provides an open plan office space, fitted to a high standard with air-conditioning, fully fitted kitchen, WC (DDA compliant) perimeter trunking, fitted carpets, Cat5 cabling and LED lighting. Two car parking spaces. Carmine Court sits within a secure compound with automated security gates. Two car parking spaces. For sale £225,000. Guide price.
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. Lease terms available on application. Rental £11,870 per annum (£989 per calendar month). Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
Kenton Lane Harrow HA3 8RP	600 sq ft 56 sq m	Harness Property Intelligence 020 3880 7050	Lock up shop solicitor's office for rent in a busy parade. Parking. Lease terms are available on application. Rental £15,000 per annum.
Westbury House 23-25 Bridge Street Pinner HA5 3HR	600-4,000 sq ft 56-372 sq m	Harrow Business Centre 020 8515 2750	Westbury House is a modern brick build office building on ground and three upper floors. There is retail space and offices available, all have the benefit of air-conditioning/heating, suspended ceilings, kitchen facilities, carpets, WCs and an automatic passenger lift. Amenities: Large open plan office suites; Car parking; Double glazing; Raised floor; and Entry phone system. Lease terms and rental are available on application.
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 on application. Rental £38,400 (£60 per sq ft) per annum. Available now.
Amba House 15 College Road Harrow HA1 1BA	640 sq ft 59 sq m	Harness Property Intelligence 020 3880 7050	Amba House is a modern and fully refurbished office building arranged over five floors. Each floor is serviced by 2 x 8 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. Lease terms are available on application. Rental £25,000 per annum.
Unit 1 196-200 Northolt Road South Harrow HA2 0EN	645 sq ft 60 sq m	Chamberlain Commercial 020 8429 6899	One of two adjoining commercial units in a new mixed use development. The unit is in shell and core condition ready for a tenant's fit-out. The property forms part of an attractive new development which provides high quality apartments with ground floor commercial units. The units are adjacent and the dividing wall can be removed to create a single commercial unit if required. Available on a new lease for a term to be agreed. Rental £19,500 per annum exclusive of business rates (if applicable) service charge and VAT.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
196-200 Northolt Road South Harrow HA2 0EN	645-1,689 sq ft 60-157 sq m	Chamberlain Commercial 020 8429 6899	A choice of two adjoining commercial units in a new mixed use development. The units are in shell and core condition ready for a tenant's fit-out. The property forms part of an attractive new development which provides high quality apartments with ground floor commercial units. The units are adjacent and the dividing wall can be removed to create a single commercial unit if required. Available on new leases for a term to be agreed. Rental: Unit 1 £19,500 per annum and Unit 2 £36,540 per annum Rents are exclusive of business rates (if applicable) service charge and VAT.
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 rates. The parking at the front is private and there is additional on street parking at the front of the property. Lease terms are available on application. Rental £19,000 (£29.23 per sq ft) per annum.
Suite 2 Somak House Harrovia 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 agreed. Rental £29.50 per sq ft.
Suite 2 Somak House Harrovia Business Village Bessborough Road Harrow HA1 3EX	659 sq ft 61 sq m	VDBM 01923 845222	Ground floor office suite. Somak House is the largest building within Harrovia Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors. Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.
Cardoc House Station Road North Harrow HA2 6AE	689 sq ft 64 sq m	Harness Property Intelligence 020 3880 7050	A choice of two newly built and professionally designed office units arranged over first and second floors. Units can provide workspace of 313 sq ft, 376 sq ft or combined as 689 sq ft. Cardoc House offers brand new office space and each floor benefits from its own WC and kitchen, air-conditioning, LED lighting, double glazing, three compartment perimeter trunking with data cabling, fitted carpets and a video entry-phone system. Lease terms available on application. Rental £9,233 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
2 Jardine House Harrovian Business Village Bessborough Road Harrow HA1 3EX	695 sq ft 65 sq m	VDBM 01923 845222	Ground floor office suite. Attractive entrance hall. The property has had replacement LED lighting fitted and blinds. It has the benefit of central heating and air cooling. Two parking spaces. Available by way of a new flexible lease. Rental £13,950 per annum exclusive. Available immediately.
North Harrow HA1 4HP	700 sq ft 65 sq m	Harness Property Intelligence 020 3880 7050	High Street office located very close to North Harrow Station. The office is currently occupied by an accountancy firm who are relocating and is currently laid out as an open plan office, one private office suite and a meeting room, other facilities include a kitchenette, WC and an allocated parking space. Available immediately on new lease terms. Rental £25,000 per annum inclusive of business rates, electricity and water.
Suite 304 Stanmore Business & Innovation Centre Stanmore Place Howard Road Stanmore HA7 1GB	701 sq ft 65 sq m	Ashton Fox 020 8022 6393	Stanmore Business & Innovation Centre is a superb modern space set in beautiful grounds with a lake and gardens. a thriving business centre with a large impressive reception. To let: Suite 304, a 12-14 desk office, 701 sq ft. Rental £2,630 plus VAT per calendar month. Other sizes are also available. Main features: Passenger lift; WCs on every floor; Car park to the rear; Meeting room hire; Kitchenettes; and 24-hour access. Rent includes central heating, electricity, water, cleaning of common areas. On-site car park (subject to availability). Additional payable facilities: Office furniture; Internet; and Telecoms. Rental £31,560 per annum. Available immediately.
Suite 4 Somak 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 agreed. Rental £29.50 per sq ft.
Suite 4 Somak House Harrovian Business Village Bessborough Road Harrow HA1 3EX	716 sq ft 67 sq m	VDBM 01923 845222	First floor office suite. Somak House is the largest building within Harrovian Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors. Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 6 Somak 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 agreed. Rental £29.50 per sq ft.
Suite 6 Somak House Harrovian Business Village Bessborough Road Harrow HA1 3EX	718 sq ft 67 sq m	VDBM 01923 845222	Second floor office suite. Somak House is the largest building within Harrovian Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors. Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available 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. (ref: 2SVP)
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. (ref: 2SVP)
Suite One Rama House 17 St Anns Road Harrow HA1 1JU	741 sq ft 69 sq m	Harness Property Intelligence 020 3880 7050	A rare opportunity to purchase a virtual freehold office suite in one of Harrow's most prestige mixed use buildings. Rama House has an impressive luxury entrance reception with black granite floors and dark stone clad walls accessing two passenger lifts. The first floor is given over to three office suites with full security access control, together with a large shared kitchen/breakout area and male and female WCs. Suite 1 is a high grade office arranged as open plan with two glass executive rooms, which overall measures at 741 sq ft. In addition, there is access to a walled external terrace of a further 450 sq ft. The office is fitted to a high standard, with full air-conditioning, raised access floors, suspended metal ceilings and LED lighting Total price £450,000

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Metroline House 118-122 College Road Harrow HA1 1BQ	756 sq ft 70 sq m	Chamberlain Commercial 020 8429 6899	Newly refurbished fully furnished office suite. The floor is serviced by a passenger lift, whilst the suite provides air-conditioning and also has its own kitchen facility. Available now by way of a new Full R & I lease for a term by negotiation. Rental £26,460 per annum inclusive of service charge. VAT and Business rates are payable by the tenant.
Unit 1 113 High Street Wealdstone Harrow HA3 5DL	785 sq ft 73 sq m	Chamberlain Commercial 020 8429 6899	Ground floor unit in a newly built mixed use development that consists of residential apartments fronted by two commercial units. The commercial space is arranged as a ground and first floor unit with shared ground floor facilities of male and female WCs, bike and bin stores. The units are to be sold in shell and core condition ready for the new owners fit-out. Available for sale on a new 999 year virtual freehold for £250,000 plus VAT.
113 High Street Wealdstone Harrow HA3 5DL	785-1,807 sq ft 73-168 sq m	Chamberlain Commercial 020 8429 6899	A newly built mixed use development that consists of residential apartments fronted by two commercial units suitable for offices, community, medical or retail use. The commercial space is arranged as a ground and first floor unit with shared ground floor facilities of male and female WCs, bike and bin stores. The units are to be sold in shell and core condition ready for the new owners fit-out. Available for sale on a new 999 year virtual freehold from just £250,000 plus VAT.
Headstone Road Harrow HA1 1PG	786-3,894 sq ft 73-362 sq m	Chamberlain Commercial 020 8429 6899	This substantial property is offered to the market on a preliminary basis as a whole or potentially as individual units available to lease on completion of full refurbishment works. Consisting of two shops each with a large three bedroom flat above and with forecourt parking. This is a good commercial property for a business requiring front of house offices or showroom with secure parking and workshop/warehouse space together with staff accommodation on site. An ideal use might be an undertakers, car sales and servicing, van rental, children's creche or trade counter sales. Large forecourt. To the rear is a workshop and large storage yard of approx. 3,800 sq ft. An early letting agreement will enable developers to incorporate a new tenants layout requirements. Available by way of a new Full Repairing & Insuring Lease for a term to be negotiated. Rental £25,000 to £150,000 per annum. Potential freehold.
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.
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. Close to station. Available immediately by way of a new Full R & I lease. Rental £27,700 per annum inclusive of service charge. VAT and business rates are payable by the tenant. Short term lease available.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Cervantes House 5-9 Headstone Road Harrow HA1	814 sq ft 76 sq m	Harness Property Intelligence 020 3880 7050	Newly refurbished, 814 sq ft office to let on third floor of Cervantes House in Central Harrow. The office has the benefit of its own kitchen and WC together with boardroom facility. Lease terms are available on application. Rental £27,700 per annum.
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. (ref: 2SVP)
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. (ref: 2SVP)
Livingstone Court Peel Road Harrow HA3 7QT	845 sq ft 79 sq m	Ashton Fox 020 8022 6393	First floor self-contained office suite to let. Large open plan area plus rooms all with windows. Own WC. Unfurnished. The unit has a secure phone entry system, gated secure on-site allocated parking for two cars included. 24-hour access. New six years lease with a three year break. Rental £20,000 per annum. VAT applicable. Available immediately.
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 breakout 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)
Unit 9 Churchill Court 58 Station Road North Harrow HA2 7SA	850 sq ft 79 sq m	Harness Property Intelligence 020 3880 7050	A modern ground floor office within this popular courtyard office development. Churchill Court comprises 11 office buildings with securely gated car parking. A ground floor office of 850 sq ft is available, which benefits from air-conditioning, suspended ceilings, wood flooring and quality partitioning. Lease terms on request. Rental £25,500 per annum.
Edgware HA8 5AW	870 sq ft 81 sq m	Harness Property Intelligence 020 3880 7050	A suite of three offices on the first floor of this modern building close to the borders of Edgware and Burnt Oak, occupying approx. 870 sq ft. Features include air-conditioning and security during office hours and WC facilities. Lease terms are available on application. Rental £28,275 per annum.
58 Station Road North Harrow HA2	893 sq ft 83 sq m	Harness Property Intelligence 020 3880 7050	The premises are within a modern, purpose built office development. The entire ground floor is available in its entirety. The floor has the benefit of gas central heating, WC facilities, suspended ceilings, intercom, double glazing, a burglar alarm, kitchenette and two parking spaces. The premises are available by way of a new lease for a term by arrangement to be granted outside the provision of Section 24 - Section 28 of the Landlord & Tenant Act 1954 II. Lease terms available on application. Rental £22,500 per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Edgware HA8 7UR	900 sq ft 84 sq m	Harness Property Intelligence 020 3880 7050	We are pleased to offer the top floor of this completely refurbished office building in an exclusive business park close to central Edgware. Comprising 900 sq ft, five bright and airy offices, with reception, ample filing space and WC facilities, this is a perfect working environment for a business wishing to create an impression. Ground Floor. Lobby. Access to upper floors by lift and stairs. Second floor. Additional Information. Service Charges. Inclusive. Parking. Two parking spaces will be available. Lease terms are available on application. Rental £35,000 per annum.
Edgware HA8 7DL	900 sq ft 84 sq m	Harness Property Intelligence 020 3880 7050	The first floor is one large main office with kitchen facilities in the lobby entrance, and a WC. Main Office: 11.23m x 7.12m. The second floor is divided into two offices which are divided by glass partitioning, one large main office and a smaller executive office. There is a kitchen area, and a WC with a shower. Main office: 7.57m x 5.07m. Second Office: 6.46m x 3.32m. Car Parking Spaces are available at the rear of the building. Service charges included. Lease terms on application. Rental £30,000 per annum.
Edgware HA8 7UR	900 sq ft 84 sq m	Harness Property Intelligence 020 3880 7050	The first floor is divided into three offices one large main office and two smaller offices. There is a lobby with access to separate ladies and gents WC is. The main office has a fitted kitchen unit with a single stainless steel sink unit and drainer, with white gloss finish cupboards above and below. Main office: 7.1m x 5.1m. Second office: 7.3m x 3.8m. Third office: triangular in shape, longest point to widest point 4.7m x 3.7m. The second floor is divided into two main offices, with an offset kitchenette and two separate WCs, both with hand washing facilities. Main office: 7.2m x 6.5m. Kitchenette: White gloss finish floor cupboards and worksurfaces above, and a single stainless steel sink with single drainer. Second office: 7.2m x 3.9m. Both of the offices have air-conditioning, several floor power and Wi-Fi connections, independent alarm and video entry systems and have recently been completely refurbished. They are in excellent decorative order, and ready to let. Lease terms on application. Rental £30,000 per annum.
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	VDBM 01923 854222	Roxbridge Point is a self-contained detached, newly built commercial unit finished to a high specification throughout. The unit also has its own WC, fitted kitchen and also includes external bike racks along with allocated parking for two cars. Air-conditioning. LED lighting. Full power and data cabling capacity. For sale £462,500. Guide price.
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. Two car parking spaces. New Full R & I lease available, terms to be agreed. Rental £24,000 per annum. Rental incentives are available. (ref: 9 SVP)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Edgware HA8	933 sq ft 87 sq m	Harness Property Intelligence 020 3880 7050	Office suite of 933 sq ft on the first floor together with two car spaces. Lease terms and rental are available on application.
Unit 2 Junction Road Harrow HA1 1NL	950 sq ft 88 sq m	Harness Property Intelligence 020 3880 7050	The ground floor commercial space comprising 950 sq ft and located to the rear of the development in Junction Road on the approach to the Morrisons supermarket. Arranged as two rooms with fitted kitchen and single WC. The space is suitable for office use, beauty or treatment rooms, medical use such as a dental surgery or possibly educational use. Lease terms are available on application. Rental £23,750 per annum
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. Attractive terms. Service charge £7.75 per sq ft. Rental £14,430 (£15 per sq ft) per annum excl. Under offer.
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.
7-9 The Bridge Wealdstone Harrow HA3 5AB	980 sq ft 91 sq m	Harness Property Intelligence 020 3880 7050	The premises comprise a self-contained first floor office totalling 981 sq ft. The office the benefit of a kitchenette, carpets, central heating, and WC facilities. The floor also has a mixture of private offices and open plan areas. Price on application.
58 High Street Pinner HA5 5PZ	984 sq ft 91 sq m	Chamberlain Commercial 020 8429 6899	Landmark Grade 2 listed building provides a range of high quality office suites in a prime location. The building has been recently fully refurbished with an emphasis on the internal period features of exposed brickwork, timber beams and leaded light windows. This sits alongside modern installations of new glazed rooflights, air-conditioning, integrated IT cabling and wood flooring. The final suite remaining is a 984 sq ft fully self-contained office. The suite has access to a large meeting room, male and females washrooms, kitchen and breakout area/reception. Available to let on flexible terms. Rental £24,500 per annum
369-391 Burnt Oak Broadway Edgware HA8 5AW	1,000 sq ft 93 sq m	Office Freedom 020 3918 9140	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)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
High Street Edgware HA8	1,000 sq ft 93 sq m	Benjamin Stevens 020 8958 1118	Fully serviced unit consisting of three floors, newly furnished, fully air-conditioned; situated in the prestigious Spring Villa Park. The first floor is for £32,000 per annum and second floor is available at £34,000 per annum. The whole unit, for a long lease, is £75,000 per annum. All bills are inclusive along with the service charge, utilities and internet (not business rates), and the tenants have access to two parking spaces. Reception: Wide spacious hallway, newly renovated. Main office: Bright office with air-conditioning. Side office: Glass wall office. Meeting room: Meeting room with carpeted floor and tall windows. Kitchen: Kitchen area with sink and long surfaces. Double Side Office. Parking and/or driveway.
Queensbury/Stanmore HA7	1,000 sq ft 93 sq m	Wex & Co 020 7768 0737	Second floor unit in a modern serviced building. Lift. Multiple aspect windows offering plenty of natural light. Bright and airy office. The property includes a private kitchenette, two WCs, separate cubicles for added privacy and air-conditioning throughout. Lease terms are available on application. Rental £24,000 per annum. Available immediately.
Harrow HA3 5RX	1,000 sq ft 93 sq m	Harness Property Intelligence 020 3880 7050	First floor office suite. The property is currently arranged as open plan office floor, one private office suite, meeting room, kitchenette/tea room and independent male and female washrooms. Other benefits include air-conditioning. Available on flexible terms. Rent includes building insurance and water. First floor office suite. Private office. Meeting room. Kitchenette/Tea room. Male and female washrooms. Lease terms available on application. Rental £13,500 per annum. Reference number: 1540 4389736.
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 on request.
39 High Street Pinner HA5 5PJ	1,010 sq ft 94 sq m	VDBM 01923 854222	This is a unique listed two storey property. The ground floor offers a large open plan area with internal stairs leading to three private rooms at first floor level. Kitchen and WC. There is an external store together with two on-site car spaces. The property may be suitable for a variety of retail, office, teaching, training or medical uses within Class E. Prospective tenants are advised to make their own planning enquiries. Self-contained two storey premises. Lease terms on application. Rental £29,500 per annum exclusive. Under offer.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 113 High Street Wealdstone Harrow HA3 5DL	1,022 sq ft 95 sq m	Chamberlain Commercial 020 8429 6899	First floor unit in a newly built mixed use development that consists of residential apartments fronted by two commercial units. The commercial space is arranged as a ground and first floor unit with shared ground floor facilities of male and female WCs, bike and bin stores. The units are to be sold in shell and core condition ready for the new owners fit-out. Available for sale on a new 999 year virtual freehold for £315,000 plus VAT.
Suite 5 Somak House Harrovian 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 agreed. Rental £29.50 per sq ft.
Suite 5 Somak House Harrovian Business Village Bessborough Road Harrow HA1 3EX	1,028 sq ft 96 sq m	VDBM 01923 845222	Second floor office suite. Somak House is the largest building within Harrovian Business Village, an attractive business campus with 2 & 3 storey office buildings staged around a gated courtyard car park. The building has been completely refurbished to high standard and offers six individual office suites over ground, first and second floors. Each office suite is self-contained within the building, each with two WCs and kitchen. All feature new, independent air-conditioning/heating units and benefit from LED lighting and perimeter trunking. There is a smart new, ground floor entrance lobby with digital key access, CCTV and access to an accessible washroom. Parking is available at an additional cost by separate agreement. Available on flexible tenancy, agreements of terms to be negotiated. Rental for each suite is available upon request.
Unit 2 196-200 Northolt Road South Harrow HA2 0EN	1,044 sq ft 97 sq m	Chamberlain Commercial 020 8429 6899	One of two adjoining commercial units in a new mixed use development. The unit is in shell and core condition ready for a tenant's fit-out. The property forms part of an attractive new development which provides high quality apartments with ground floor commercial units. The units are adjacent and the dividing wall can be removed to create a single commercial unit if required. Available on a new lease for a term to be agreed. Rental £36,540 per annum exclusive of business rates (if applicable) service charge and VAT.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Offices</u>	<u>100 - 499 sq m</u>		
Unit 8 (3rd floor) Churchill Court 58 Station Road North Harrow HA2 7SA	1,080 sq ft 100 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx.1:440 sq ft. The offices at Churchill Court are available on flexible leases. Rental £23,750 (£22 per sq ft) per annum exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available immediately.
Unit 8 Churchill Court Station Road North Harrow HA2 7SA	1,080 sq ft 100 sq m	David Charles Property Consultants 020 8866 0001	Third floor premises within a modern, purpose-built office development. Recently refurbished throughout. Central heating. Parking. Kitchen facilities. Suspended ceilings. Carpeted. Entry phone system. Automated passenger lift. Lease terms on application. Rental £22 per sq ft per annum. (Property ID 204951)
Rama House Suite 3 17 St Anns Road Harrow HA1 1JU	1,100 sq ft 102 sq m	Harness Property Intelligence 020 3880 7050	Rama House is a mixed-use building approached via an impressive ground floor entrance lobby. The first floor consists of three office suites which benefit from a shared kitchen/breakout room and male and female WCs. Suite 3 is available to lease or purchase and comprises 1,100 sq ft net internal area (NIA) with two car parking spaces. The offices have a modern internal fit-out with full glass partitioned executive rooms together with open plan workspace. Price on application.
Suite 3 Rama House 17 St Anns Road Harrow HA1 1JU	1,100 sq ft 102 sq m	Harness Property Intelligence 020 3880 7050	Rama House is a mixed-use building approached via an impressive ground floor entrance lobby. The first floor consists of three office suites which benefit from a shared kitchen/breakout room and male and female WCs. Suite 3 is available to lease or purchase and comprises 1,100 sq ft NIA with two car parking spaces. The offices have a modern internal fit-out with full glass partitioned executive rooms together with open plan workspace. Lease terms are available on application. Rental £33,000 per annum.
38-44 St Anns Road Harrow HA1 1LA	1,100 sq ft 102 sq m	Harness Property Intelligence 020 3880 7050	38-44 has its own ground floor entrance lobby on St Anns Road and an automated passenger lift to the second floor level. There is a choice of just three remaining suites, each with excellent natural light and all having access to a large sunny roof terrace. There are male and female WCs and a large kitchen/breakout area. Lease terms and rental are available on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
College Road Harrow HA1	1,100 sq ft 102 sq m	My Next Office 01633 371395	This College Road centre is opposite Harrow on the Hill tube station, making it easy to commute to the office and explore London. This centre provides 43,000 sq ft of serviced office space across a number of floors. It has undergone a major refurbishment programme to bring it up to the highest serviced office standards. This centre provides quality meeting rooms, prestigious reception and comfortable communal spaces, along with the latest voice and data technology. There is an almost futuristic vibe in this modern centre, where bold colours help to make the space feel bright and welcoming. A mix of retail and dining experiences can be found within walking distance, with open spaces and a golf course close by. Meeting rooms, 24-hour secure access, Wi-Fi, professional reception, breakout areas, kitchen, showers, disabled access and co-working. Lease terms are available on application. Rental £9,000 per annum (£750 per calendar month).
Gordon Road Wealdstone HA3 5RZ	1,100 sq ft 102 sq m	Harness Property Intelligence 020 3880 7050	The premises are prominently located in Gordon Road just off the High Street in Wealdstone. Electric supply and telephone. A1/A2 use. Available on a new flexible license, details on request. Rental £5,400 per annum.
Unit 9 Bradburys Court Harrow HA1 2BY	1,122 sq ft 104 sq m	Harness Property Intelligence 020 3880 7050	An entire office floor within this contemporary new development which is considered to offer the best quality workspace in Central Harrow. This seventh Floor office has stunning London views and benefits from floor to ceiling windows, raised floors and air-conditioning. The total floor space is 1,122 sq ft but can be sub-divided to provides space from 500 sq ft. The offices are self-contained with their own washroom, shower and kitchen facilities. Lease terms and rental available on request.
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).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Grove House 55 Lowlands Road Harrow HA1 3AW	1,141 sq ft 106 sq m	Harness Property Intelligence 020 3880 7050	Grove House is a well maintained 1980's built office block which benefits from a large ground floor entrance reception, automated passenger lift and male and female washrooms on each floor. The third floor has recently been refurbished and divided by glass partitions into a number of small office suites. There is a cluster of three offices comprising of the following sizes; 236 sq ft, 430 sq ft, 475 sq ft. These offices can be rented either separately or together as a single suite of 1,141 sq ft. The offices are air-conditioned and present with new carpets and decoration. Lease terms on application. Rental from £11,800 per annum.
Rama House 17 St Anns Road Harrow HA1 1JU	1,178 sq ft 109 sq m	Harness Property Intelligence 020 3880 7050	Executive offices in this impressive mixed use building, which provide workspace from 200 sq ft to 1,178 sq ft of prestige workspace. Rama House has a distinctive granite and natural stone reception with modern dual lifts. The office suite is positioned on the first floor and is arranged as open plan with a bank of full height glass directors offices (3) plus a large meeting room, all facing into St Anns Road, with excellent natural light. The offices are fully air-conditioned, with suspended ceilings, wood effect flooring and full access raised floors. Within the common areas of the floor are modern male and female washrooms and a large kitchen/breakout area. Lease terms on application. Rental from £7,000 per annum.
Unit 5 Bradburys Court Lyon Road Harrow HA1 2BY	1,187 sq ft 110 sq m	Harness Property Intelligence 020 3880 7050	A stunning brand new office floor in the Lyon Square Development. These offices occupy the entire third floor of Bradburys Court and have floor to ceiling windows surrounding 1,300 sq ft of fully open plan workspace. The offices have exclusive use of male and female washrooms and there is also an open kitchen within the floorspace. Other benefits include full air-conditioning, raised floors, suspended ceiling with motion sensor LED lighting, building access control and low service charge overheads. Price £675,000.
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 £710,000 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, air-conditioning carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available 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, air-conditioning carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available on application. Rental £31,250 (£25 per sq ft) plus VAT per annum exclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
104 College Road Harrow HA1	1,250 sq ft 116 sq m	Infinity Property 020 8115 1823	Third floor office (rear). Newly developed office suites in the heart of Harrow town centre. A choice of three newly developed offices available, totalling 4,250 sq ft. Passenger lift. Large communal roof terrace. Unfurnished. Available by way of a new Full R & I lease for a term to be negotiated. Rental £25 per sq ft. Tenant incentives are available dependent on the length of lease. In addition to the rent there is a service charge and business rates (to be newly assessed). Available immediately.
College Road Harrow HA1	1,250-4,250 sq ft 116-395 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 are available on application. Rental £25 per sq ft plus VAT per annum exclusive.
104 College Road Harrow HA1 1BQ	1,250-4,250 sq ft 116-395 sq m	VDBM 01923 845222	Modernised office suites located at third and fourth floor levels and benefit from good natural light throughout. Heating, suspended ceilings with recessed lighting, wood flooring, perimeter trunking throughout. Available by way of flexible leases or new Full R & I lease. Rental £25 per sq ft per annum exclusive.
High Street Wealdstone HA3 5DQ	1,280 sq ft 119 sq m	Harness Property Intelligence 020 3880 7050	A property currently being used as a phone accessories outlet with a couple of offices in the back including a WC, kitchen, a small outside area and small rear yard. A1/A2 use. Lease terms are available on application. Rental: £22,000 per annum.
34 Byron Hill Road Harrow on the Hill HA2 0HY	1,285 sq ft 119 sq m	David Charles Property Consultants 020 8866 0001	The property comprises of ground floor office space which is known as 34 Byron Hill. The offices have the benefit of gas fired central heating, a lease line, double glazing and cat5 cabling. To the front of the building there is one parking space whilst further business permits are available for on street parking. Price £725,000. (Property ID 130752)
32 & 34 Byron Hill Road Harrow on the Hill HA2 0HY	1,285-2,237 sq ft 119-208 sq m	David Charles Property Consultants 020 8866 0001	The premises is located on the east-side of Byron Hill Road and conveniently located a short walk away from South Harrow and Harrow on the Hill Stations. The property is also situated within walking distance of numerous shops, restaurants, cafes and pubs. Bus routes are available from both Lower Road and Harrow on the Hill High Street. Price £1,100,000. (Property ID 130751)
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 an attractive brick built building with a prestigious entrance and an automatic passenger lift. The offices have the benefit of comfort cooling, suspended ceilings, carpets and double glazing. There is a shared kitchen and WC facilities on each floor and parking is available by separate arrangement. The building has an EPC rating within B and D. Lease terms on request. Rental £19 to £25 per sq ft. (Property ID 130777)
Unit 5 Bradburys Court Lyon Road Harrow HA1 2BY	1,300 sq ft 121 sq m	Harness Property Intelligence 020 3880 7050	A stunning brand new office floor in the Lyon Square Development. These offices occupy the entire third floor of Bradburys Court and have floor to ceiling windows surrounding 1,300 sq ft of fully open plan workspace. The offices have exclusive use of male and female washrooms and there is also an open kitchen within the floorspace. Other benefits include full air-conditioning, raised floors, suspended ceiling with motion sensor LED lighting, building access control and low service charge overheads. Lease terms are available on application. Rental £45,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Suite 32 Winsor & Newton Building Whitefriars Avenue Harrow HA3 5RN	1,301 sq ft 121 sq m	DM & Co 020 8033 9978	Office suite in a well maintained and sought after building. Wooden floors, communal kitchen area, communal lounge area, concierge, and off-street parking. Broadband charges £600 plus VAT, telephone charges £300 plus VAT and car park (one space) £720 plus VAT, Rental £45,535 (£35 per sq ft) per annum. Available immediately.
Middlesex House 118-134 College Road Harrow HA1 1BQ	1,348 sq ft 125 sq m	10X Rising 0121 721 7690	Office to let in a modern third floor office which 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 and, double glazing. Features include a modern finish, large open space, glass partitioned offices and lift access. One allocated parking space. Lease terms available on application. Rental £7,800 per annum (£650 per calendar month).
High Street Wealdstone HA3 5DQ	1,350 sq ft 125 sq m	Harness Property Intelligence 020 3880 7050	Large shop with tiled flooring, CCTV cameras inside and outside, air-conditioning and heating system, customer WC, disability WC, two staff WCs, two offices and a good-sized kitchen. A1/A2 use. The property is available to let on a new 15 year lease on a Full R & I basis for a term to be agreed subject to periodic rent reviews. Rental £18,000.
135 Greenford Road Sudbury Hill Harrow HA1 3QN	1,350-10,880 sq ft 125-1,011 sq m	VDBM 01923 845222	A self-contained detached office building over four floors together with a large car parking yard for 18 car parking spaces to the rear. New flexible leases to be agreed. The client may consider rental offers on a floor by floor basis or part floor from 1,350 sq ft upwards. Potential for redevelopment/conversion. Rental £20 per sq ft per annum exclusive.
90 Cannon Lane Pinner HA5 1HR	1,379 sq ft 128 sq m	Harness Property Intelligence 020 3880 7050	A ground floor retail unit currently configured to provide office space, together with covered rear storage. The building provides 472 sq ft of office space with additional WCs, plus a succession of covered storage areas of a further 907 sq ft. Lease terms are available on application. Rental £19,000 per annum.
Amba House 15 College Road Harrow HA1 1BA	1,400 sq ft 130 sq m	Harness Property Intelligence 020 3880 7050	Amba House is a 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 bright modern office suite comprising 1,250 sq ft and arranged to provide open plan workspace. The suite benefits from full air-conditioning, suspended ceilings with recessed lighting, laminate floors with underfloor trunking. There is potential to provide a larger office space of 1,400 sq ft if required. Lease terms available on application. Rental £45,000 per annum.
Edgware HA8	1,440 sq ft 134 sq m	Harness Property Intelligence 020 3880 7050	Air-conditioned office suite on first and second floor offices together with 5/7 car spaces. Lease terms and rental on application.
Govani House 26-28 Church Road Stanmore HA7 4AW	1,450 sq ft 135 sq m	Harness Property Intelligence 020 3880 7050	Bright and airy office suite in a well maintained office building. The building entrance is adjacent to Costa Coffee on Church Road and the second floor is accessed via a passenger lift. The suite provides 1,450 sq ft of modern office space, with air-conditioning and suspended ceilings with Cat2 lighting. The offices have an open plan layout with several partitioned executive offices (five rooms and open plan). Allocated car parking to the rear of the building. Lease terms are available on application. Rental £37,500 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Church Road Stanmore HA7	1,450 sq ft 135 sq m	Prideview Group 020 4559 0084	Bright and airy office suite in a well maintained office building. The building entrance is adjacent to Costa Coffee on Church Road and the second floor is accessed via a passenger lift. Suite provides 1,450 sq ft of modern office space, with air-conditioning and suspended ceilings with Cat2 lighting. The offices have an open plan layout with several partitioned executive offices (five rooms and open plan). Furnished. Fitted offices. Private kitchen. Allocated car parking to the rear of the building. Available on a new Full R & I lease for a term to be agreed. The rental is £35,000 per annum (approx. £24 per sq ft). Rental is subject to VAT and exclusive of service charge, business rates and insurance costs.
Windrose Point Pynacles Close Stanmore HA7 4AG	1,464 sq ft 136 sq m	Harness Property Intelligence 020 3880 7050	Windrose Point is a brand new detached, three storey mixed use development which provides commercial space and ground and first floor with two luxury apartments on second floor level. The ground floor has been purchased by a dental surgery. First floor office/D1 unit and the remaining second floor apartment for sale. Windrose Point is approached through a private car park and the first floor space is accessed via security fob controlled gates. The floor has its own automated passenger lift and stair access, shared with the two upper floor apartments. Office is presented in an open plan layout with two large opening balconies. The office has been fitted to a very high standard with air-conditioning, multiple built-in floor boxes with data and power points, additional perimeter dado-trunking, suspended ceilings with LED lighting tiles, fitted carpets and CCTV. Floor also has exclusive use of two WC cubicles and an open plan kitchen. Price £820,000.
Suite 3 Stanmore Towers 8-14 Church Road Stanmore HA7 4AW	1,469 sq ft 137 sq m	David Charles Property Consultants 020 8866 0001	First floor office previously occupied by a dental surgery but has since been painted, fitted with new carpets, a kitchenette and LED lighting. Intercom. There are communal male and female WCs available on the first floor. Rear access leading to car park. Two allocated parking spaces in the rear car park. Premises are available by way of a new lease for a term by arrangement. Rental £34,825 per annum. (Property ID 228472)
Suite 3 Stanmore Towers 8-14 Church Road Stanmore HA7 4AW	1,469 sq ft 137 sq m	Chamberlain Commercial 020 8429 6899	Office suite located on first floor level with large windows facing Church Road. The suite was formerly occupied by a dental surgery and has been stripped in readiness for a new tenants fit-out. The suite is currently arranged completely open plan. The new occupier has an opportunity to fit out exactly as required per individual specification. To be refurbished. Two allocated car spaces. Available on a new lease. Rental of £34,825 per annum exclusive. VAT maybe applicable.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 1 Artisan Place 23 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 a new Full R & I lease, term to be agreed. Rental £37,000 (£25 per sq ft) per annum.
Ladysmith Road Harrow HA3	1,480 sq ft 138 sq m	Alexandra Park 020 7768 1347	Ground floor self-contained office in Harrow. The premises has been fitted out in a modern style and is ready for occupation. The current layout offers large open spaces as well as glass partitioned meeting rooms/offices with the advantage of being customised further. Other benefits include air-conditioning, parking and use of outdoor space. Kitchen-diner. Full Double glazing. Lease terms are available on application. Rental £34,000 per annum (£2,833 per calendar month). Available now.
Kentonian Close Kenton HA3 8FF	1,500 sq ft 139 sq m	Harness Property Intelligence 020 3880 7050	Now vacant, the premises comprise a terrace of single storey office units, each benefiting from fluorescent lighting, capped off services for kitchen/tea prep points and gas central heating. Each connects to a service corridor at the rear where shared WC facilities are available. Currently the units are arranged as follows: Unit 3 - 206 sq ft (19 sq m), Unit 4 - 224 sq ft (21 sq m), Unit 5 - 210 sq ft (19.5 sq m), Unit 7 - 224 sq ft (21 sq m), Unit 8 - 221 sq ft (20.5 sq m), Units 9&10 - 236 sq ft (22 sq m) Further storage and reception areas can be incorporated by moving internal walls. The entire property is available freehold, or individual units, by way of new 250 year leases. Price on application.
Unit 5 Harrow Square College Road Harrow HA1 1BE	1,503 sq ft 140 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Unit 5 is a self-contained space in the rear block of Harrow Square with a net internal space of 1,503 sq ft. This corner unit has glass frontage facing onto the walkway linking Harrow Square with Station Road and would be ideal for training, offices, PT Gym, or possibly a creche. Price on application.
Unit 5 Harrow Square College Road Harrow HA1 1BE	1,503 sq ft 140 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Unit 5 is a self-contained space in the rear block of Harrow Square with a net internal space of 1,503 sq ft. This corner unit has glass frontage facing onto the walkway linking Harrow Square with Station Road and would be ideal for training, offices, PT Gym, or possibly a creche. Lease terms and rental are available on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Station Road North Harrow HA2	1,529 sq ft 142 sq m	Blue Alpine 020 3641 9157	Office to let. Comprises corner retail shop at ground floor with self-contained offices at first and second floor. Refurbished to a high standard with electric heaters, double glazing windows and phone entry system for each office. VAT is not applicable to this property. Available immediately on a new lease with flexible terms to be agreed by negotiation. Open plan retail. WC. Kitchenette. First floor: meeting room - 5.10 sq m (55 sq ft). Office Room 1 - 22.6 sq m (244 sq ft). Office room 2 - 14.4 sq m (155 sq ft). Kitchenette - 2.8 sq m (31 sq ft). WC. Second floor: Office room 3 - 22.9 sq m (246 sq ft). Office room 4 - 14.9 sq m (161 sq ft). WC. Available on a new lease with terms to be agreed by negotiation. Rental £45,000 (£29.40 per sq ft) per annum.
Unit 3 Artisan Place 23 Ladysmith Road Harrow HA3 5FE	1,540 sq ft 143 sq m	Harness Property Intelligence 020 3880 7050	Artisan Place is a mixed use development constructed in 2015 by Barratt Homes. The scheme includes a terrace of five commercial ground floor studio offices. Unit 3 comprises 1,540 sq ft and is fitted out to a high and contemporary standard with a mix of open plan offices space, glass meeting rooms and generous breakout areas. Fully fitted kitchen, male and female WCs and a shower facility. The unit also benefits from an outside terrace and access to communal gardens. One allocated car parking space. Other benefits include full air-conditioning, wood floors, under floor trunking, LED lighting, CCTV, UPVC double glazing. Price £625,000. Under offer.
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 immediately by way of a new Full R & I lease for a term by negotiation. Rental £46,680 per annum inclusive of service charge. VAT and business rates are payable by the tenant.
Metroline House 118-122 College Road Harrow HA1 1BQ	1,556 sq ft 145 sq m	Harness Property Intelligence 020 3880 7050	Newly refurbished third floor office of approximately 1,556 sq ft to let within Metroline House, College Road, Harrow. The third floor is serviced by a passenger lift, whilst the suite provides air-conditioning and also has its own kitchen facility. Viewing highly recommended. Lease terms are available on application. Rental £46,680 per annum.
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. Manned reception. Attractive entrance. Excellent location. Two lifts serve the upper parts. New lease available with terms to be agreed. Attractive terms. Service charge £7.75 per sq ft. Rental £15 per sq ft per annum exclusive.
Station Road Harrow HA1 2AA	1,600 sq ft 149 sq m	Ashton Fox 020 8022 6393	Second floor office suite above the shops, with the entrance via the front street-level door, and a carpeted staircase, to a landing on the second floor. There are two door entrances on the landing. The suite comprises of five rooms, one of which is partitioned into two. There are two front facing rooms with bay windows, one room in the centre, and two rear facing rooms. Suite is carpeted, double glazed, there is gas central heating and cable trunking throughout, a false ceiling with LED lighting. A few steps down at the rear are the two WCs, male and female, as well as a spacious fitted kitchen with a staff dining area. Door from the kitchen leads down a staircase/fire escape to the rear where there is allocated parking for two cars. A new lease will be given, terms to be agreed. Rental £18,500 per annum. Available now.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
345 Station Road Harrow HA1 2AA	1,620 sq ft 151 sq m	Harness Property Intelligence 020 3880 7050	Affordable self- contained second floor offices with ground floor entry. The floor is split into five rooms with separate kitchen and male/female WCs. Lease terms on application. Rental £18,000 per annum.
345 Station Road Harrow HA1 2AA	1,620 sq ft 151 sq m	Chamberlain Commercial 020 8429 6899	Second floor suite of offices which are arranged as a number of rooms with its own kitchen and WCs. The office rooms have good natural light, gas central heating, suspended ceilings and CAT2 lighting and perimeter trunking. Two parking spaces. Available on a new Full R & I lease for a term to be agreed at an asking rent of £18,500 per annum (VAT is applicable). Available immediately.
Unit 3 Harrow Square College Road Harrow HA1 1BE	1,633 sq ft 152 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The six commercial units are spread between two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Unit 3 faces outwards to the square, in the block opposite Greenhill Library and has a glass panel front. The approximate net internal floor area of Unit 3 is 1,633 sq ft. This space would be ideal for training, offices, PT Gym, coffee shop or possibly a creche. Lease terms and rental available on application.
116 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 are not included. Available immediately.
Unit 6 & 6a Village Way East Rayners Lane Harrow HA2 7LU	1,660 sq ft 154 sq m	David Charles Property Consultants 020 8866 0001	6 Village Way comprises a ground floor lock up shop with a full height glazed shopfront, an external security shutter, gas fired central heating and alarms and a WC to the rear. Suits office use. The rear of the property has been extended to create a storage area. Rear access is available by way of the service road situated from Park Drive and there is a concrete forecourt which can accommodate one vehicle. 6A Village Way comprise a single two bedroom maisonette with kitchen and WC facilities. The maisonette requires comprehensive refurbishment. The entire property is sold with vacant possession. Price £595,000. (Property ID 205392)
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.
80 High Street Wealdstone Harrow HA3 7AF	1,666 sq ft 155 sq m	David Charles Property Consultants 020 8866 0001	The building comprises of the former Harrow & Wealdstone Police Station designed by John Dixon Butler in 1907. The premises comprises of a central staircase core, and three good size rooms. The premises are predominantly shell and core ready for tenants fit out. The restaurant unit has an outdoor area that could be used to create outdoor seating. Lease terms on application. Rental £35,000 per annum. (Property ID 130760)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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. Breakout 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	1,676-8,896 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.
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.
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Unit 6 is in the rear block of Harrow square and has an internal floor area of 1,743 sq ft. The unit has an extensive glass frontage facing onto the walkway linking Harrow Square with Station Road and would be ideal for training, offices, PT Gym, or possibly a creche. Price on application.
Unit 6 Harrow Square College Road Harrow HA1 1BE	1,743 sq ft 162 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. Unit 6 is in the rear block of Harrow square and has an internal floor area of 1,743 sq ft. The unit has an extensive glass frontage facing onto the walkway linking Harrow Square with Station Road and would be ideal for training, offices, PT Gym, or possibly a creche. Lease terms and rental are available on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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, air-conditioning carpeting and perimeter trunking throughout. Unfurnished. Lease terms are available on application. Rental £43,750 (£25 per sq ft) per annum exclusive.
116 College Road Harrow HA1 1BQ	1,776 sq ft 165 sq m	Harness Property Intelligence 020 3880 7050	The property, 116 College Road, is an attractive dark red brick building with rear car parking access via Junction Road. We are offering the entire ground floor suite which is 1776 sq ft and benefits from gas central heating, comfort cooling, its own male and female WCs, a fitted kitchen and car parking. Rental £30,192 per annum.
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	1,777 sq ft 165 sq m	VDBM 01923 845222	Part first floor rear 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.
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	1,777-3,785 sq ft 165-352 sq m	VDBM 01923 845222	Part first floor rear and part second floor front office suites 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 £63,900 per annum exclusive for both suites. Available immediately.
116 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. Available now.
Camrose House 2A Camrose Avenue Edgware HA8 6EG	1,810 sq ft 168 sq m	Office Freedom 020 3918 9140	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)
Bank House 7 St Johns Road Harrow HA1 2EY	1,912 sq ft 178 sq m	Harness Property Intelligence 020 3880 7050	Bank House is an attractive 1980's brick built office building, arranged over ground and three upper floors. There is an attractive ground floor entrance lobby and an automated passenger lift to all floors. The entire second floor is available to let, comprising approx. 1,912 sq ft and arranged as six rooms and a central open plan area. The suite has its own kitchen with male and female WCs on the communal landing. There is also the benefit of two car parking spaces. Lease terms on application. Rental £47,800 per annum.
The Hub 14 Havelock Place Harrow HA1 1LJ	2,000 sq ft 186 sq m	Harness Property Intelligence 020 3880 7050	Havelock Hub is an exciting new office centre in the heart of Harrow town centre. This new business hub offers impressive private office suites, open plan co-worker space, modern meeting rooms and large attractive breakout areas. The office space is bright and interesting, with exposed steel frame and full air-conditioning. Photos are typical examples of the clients similar projects. Lease terms and rental are available on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
The Twenty One Building 21 Pinner Road Harrow HA1 4ES	2,008 sq ft 187 sq m	VDBM 01923 845222	Part second floor front 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 £33,900 per annum exclusive. Available immediately.
21-23 The Bridge Wealdstone Harrow HA3 5AG	2,024 sq ft 188 sq m	Harness Property Intelligence 020 3880 7050	The premises comprises a character office building in excellent decorative order that has been occupied by a firm of solicitors for a number of years. The ground floor comprises of a welcoming reception area, open plan office and a number of individual offices. First floor comprises of a board room, storage room and two self-contained offices. Building also has kitchen and WC facilities on ground floor and four parking spaces to the rear accessed via Masons Avenue. Price on application.
Edgware HA8	2,045 sq ft 190 sq m	Harness Property Intelligence 020 3880 7050	Modern air-conditioned office suite on part first floor. Modern design. Lease terms and rental are available on application.
23-25 Bridge Street Pinner HA5	2,120 sq ft 197 sq m	Office Freedom 020 3918 9140	Second floor front and rear managed office suite. Breakout space. Air-conditioned. Cleaning services. Walking distance to Pinner station. High street location. Lease terms and rental on application. (ref: 65015)
Unit 3 Churchill Court 58 Station Road North Harrow HA2 7SA	2,200 sq ft 204 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx.1:440 sq ft. The offices at Churchill Court are available on flexible leases. The rental is equivalent to £22 per sq ft per annum. The rent is exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available now.
Unit 3 Churchill Court Station Road North Harrow HA2 7SA	2,200 sq ft 204 sq m	David Charles Property Consultants 020 8866 0001	The premises are situated within a modern, purpose-built office development. The building is an end of terrace brick property at the front of the scheme, planned on ground, first and second floors. Central heating. Comfort cooling. Part suspended ceilings. Kitchen facilities. Double glazing. Entry phone system. CCTV. Benefit of five parking spaces. Lease terms are available on application. Rental £22 per sq ft per annum. (Property ID 200220)
Station House 11 Masons Avenue Harrow HA3 5AH	2,210 sq ft 205 sq m	Chamberlain Commercial 020 8429 6899	Station House is a mixed use building with upper floors of residential and a ground floor self-contained commercial unit. Own kitchen and male and female WCs. Shell and core unit. All commercial uses considered. Previous place of worship. Virtual freehold option. Available by way of a new Full R & I lease, term to be agreed. Rental £55,250 per annum (£25 per sq ft). The unit is also available by way of a virtual freehold long lease at an asking price of £700,000 subject to contract.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
Unit 2 Masters Court Lyon Road Harrow HA1 2BU	2,377 sq ft 221 sq m	Harness Property Intelligence 020 3880 7050	Masters Court offers five adjoining commercial units, each with ground and first floors ranging from 2,377 sq ft to 12,724 sq ft. The units have high ceilings and full floor to ceiling glazing. Units are in shell and core condition or can be fitted out by the developer. Price £1,070,000.
Unit 2 Masters Court Lyon Road Harrow HA1 2BU	2,377 sq ft 221 sq m	Harness Property Intelligence 020 3880 7050	Masters Court offers five adjoining commercial units, each with ground and first floors ranging from 2,377 sq ft to 12,724 sq ft. The units have high ceilings and full floor to ceiling glazing. The units are in shell and core condition or can be fitted out by the developer. Lease terms on application. Rental £86,000 per annum.
Unit 4, 6 & 6a Village Way East Rayners Lane Harrow HA2 7LU	2,580 sq ft 240 sq m	David Charles Property Consultants 020 8866 0001	The premises comprise a ground floor double lock-up shop with a full height glazed shopfront, an external security shutter, gas fired central heating, alarms, and kitchen and WC facilities. Suits office use. The rear of the property has been extended to create a storage area. Rear access is available by way of the service road situated access from Park Drive and there is a concrete forecourt which can accommodate one vehicle. The upper parts comprise a two bedroom maisonette with kitchen and WC facilities. The maisonette requires comprehensive refurbishment. The entire property is sold with vacant possession. Price £975,000. (Property ID 151632)
Unit 1 Harrow Square College Road Harrow HA1 1BE	2,616 sq ft 243 sq m	Harness Property Intelligence 020 3880 7050	Harrow Square is a new landmark development comprising 318 luxury apartments with ground floor commercial units forming a central public square and Harrow's new library. The six commercial units are spread between two blocks and offer self-contained space from 497 sq ft to 4,746 sq ft. Unit 1 is the largest unit in Harrow Square with an approximate net internal floor area of 2,616 with the ability to split into 2 or 3 separate units of various sizes. The unit has extensive glass front and return frontage and is ideal for restaurants, training, offices, PT Gym, or possibly a creche. Lease terms and rental are available on application.
Stanmore HA7 3HA	2,667 sq ft 248 sq m	Harness Property Intelligence 020 3880 7050	Headquarters, self-contained building with seven on-site car parking spaces. 1-20 desks. Alarm system, furnished and meeting rooms. Lease terms and rental are available on application. Rental is all inclusive.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
15/17 Bridge Street Pinner HA5 3HU	2,676 sq ft 249 sq m	David Charles Property Consultants 020 8866 0001	The premises comprise a ground floor retail unit which was previously occupied by Barclays Bank. The unit is currently in shell condition and features a predominantly open-plan layout with WCs situated towards the rear. Additionally, there is a rear access and six allocated parking spaces. The premises are available by way of a new lease for a term by arrangement. Rental £60,000 per annum. (Property ID 220245)
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. Fully accessible raised floors. EPC rating: C. Seven car parking spaces. The suite is held on an existing lease until March 2025. Rental £24.50 per sq ft.
21-23 The Bridge Wealdstone Harrow HA3 5AG	2,708 sq ft 252 sq m	Chamberlain Commercial 020 8429 6899	The property has a front street level entrance on The Bridge directly opposite Harrow & Wealdstone Station. On entering at ground floor level there is a good size reception area leading to three office rooms, kitchen and staff room. On the first floor level is a further five offices over a split level and a single WC. Stairs lead down to the lower level entrance where there is a further WC (currently removed). There is a further self-contained office suite at lower ground floor level and accessed via Masons Avenue. The property has a rear car park with five spaces. The property is for sale freehold. The asking price is £925,000 with vacant possession or the benefit of the income from the lower ground floor office suite. The lower ground floor is let, the current income is £12,000 per annum.
5 Jardine House Harrovian Business Village Bessborough Road Harrow HA1 3EX	2,864 sq ft 266 sq m	VDBM 01923 845222	Attractive self-contained air-conditioned office building on ground, first and second floors. Situated in the popular Harrovian 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.
Kings House Kymberley Road Harrow HA1 1PT	2,899 sq ft 269 sq m	Harness Property Intelligence 020 3880 7050	Kings House is a modern office building which currently has a ready made suite available of 2,899 sq ft. The 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 under-floor trunking. There is also generous parking. Lease terms are available on application. Rental £340,242 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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. The property can be purchased on a new 999 year lease. Sale price reduced from £1,450,000 to £1,250,000.
Unit 11 Churchill Court 58 Station Road North Harrow HA2 7SA	3,030 sq ft 282 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx.1:440 sq ft. The offices at Churchill Court are available on flexible leases. The rental is equivalent to £22 per sq ft per annum. The rent is exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available now.
Unit 11 Churchill Court Station Road North Harrow HA2 7SA	3,030 sq ft 282 sq m	David Charles Property Consultants 020 8866 0001	The premises are situated within a modern, purpose-built office development. The building is an end of terrace brick property at the front of the scheme, planned on ground, first and second floors. Central heating. Suspended ceilings. CCTV. Kitchen facilities. Double glazing. Entry phone system. Six car parking spaces. Lease terms on application. Rental £22 per sq ft per annum. (Property ID 204944)
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	3,173 sq ft 295 sq m	Dutch & Dutch 020 8115 5192	Third floor in one of Harrow's most prominent office buildings offering unrivalled amenities in a prime site close to the underground station. Of classic post-modernist design, this self-contained office building provides nine car parking spaces in a secure ground floor car park (additional parking is possible in private access road). Following the departure of the previous tenant who had occupied for over 20 years, the owners initiated an enhancement and re-branding program adding a selection of amenities usually found only in the highest quality buildings in London. Excellent natural light throughout. Full access flexible raised floor. State of the art zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Parking for 14 cars. Lease terms on request. Rental £95,190 per annum (£30 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	3,173-6,358 sq ft 295-591 sq m	Dutch & Dutch 020 8115 5192	Second and third floor in one of Harrow's most prominent office buildings offering unrivalled amenities in a prime site close to the underground station. Of classic post-modernist design, this self-contained office building provides nine car parking spaces in a secure ground floor car park (additional parking is possible in private access road). Following the departure of the previous tenant who had occupied for over 20 years, the owners initiated an enhancement and re-branding program adding a selection of amenities usually found only in the highest quality buildings in London. Excellent natural light throughout. Full access flexible raised floor. State of the art zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Parking for 14 cars. Lease terms on request. Rental £95,190 to £190,740 per annum (£30 per sq ft).
Hill House 67-71 Lowlands Road Harrow HA1 3AW	3,173-6,358 sq ft 295-591 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 (£30 per sq ft) per annum.
Hill House 67-71 Lowlands Road Harrow HA1 3EQ	3,185 sq ft 296 sq m	Dutch & Dutch 020 8115 5192	Second floor in one of Harrow's most prominent office buildings offering unrivalled amenities in a prime site close to the underground station. Of classic post-modernist design, this self-contained office building provides nine car parking spaces in a secure ground floor car park (additional parking is possible in private access road). Following the departure of the previous tenant who had occupied for over 20 years, the owners initiated an enhancement and re-branding program adding a selection of amenities usually found only in the highest quality buildings in London. Excellent natural light throughout. Full access flexible raised floor. State of the art zoned LED energy saving lighting system. Luxury WCs and changing rooms. Zoned climate control. Parking for 14 cars. Lease terms are available on application. Rental £95,550 per annum (£30 per sq ft).
Edgware HA8 7DD	3,200 sq ft 297 sq m	Harness Property Intelligence 020 3880 7050	An opportunity to acquire the whole first floor of this office block on The High Street, close to central Edgware, with a floor area of approx. 3,200 sq ft. Suite comprises a huge main office area, with three sub-offices, a large kitchen/staff room, a file room and a server room. Air-conditioning. Lift access. Parking at the rear of the building. Lease terms available on application. Rental £45,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
1-9 The Bridge Wealdstone Harrow HA3 5AB	3,216 sq ft 299 sq m	David Charles Property Consultants 020 8866 0001	The building comprises of three ground floor retail units with first and second office floors above. The ground and first floor of the building are currently occupied whilst the second floor comprises of a number of small refurbished office suites. The building may be suitable for conversion to residential subject to planning permission. Price £1,200,000. (Property ID 130704)
Grove House 55 Lowlands Road Harrow HA5 5PZ	3,374 sq ft 314 sq m	Chamberlain Commercial 020 8429 6899	The fourth floor of Grove House 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. The 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 breakout kitchen area with full catering and client entertainment facilities. Washrooms are also designed to a hotel standard. The fourth floor has quadruple aspect windows and excellent parkland and urban views. New lift. Available by way of a new Full R & I lease for a term to be agreed. Rental £105,000 (£31 per sq ft) per annum.
Qualitas House 100 Elmgrove Road Harrow HA1 2RW	3,577 sq ft 332 sq m	Chamberlain Commercial 020 8429 6899	Office and warehouse facility fronting the Crystal Centre Business Park on Elmgrove Road. The offices and car park are positioned directly on Elmgrove Road away from the rear warehouse facility. The offices are wrapped in a glass cladding and provide modern workspace of approximately 3,577 sq ft. Also available separately is adjoining warehouse space of 2,500 sq ft with full loading facilities and yard area. Rental £89,500 per annum (£25 per sq ft). Available by way of a new Full R & I sub-lease for a term of 1-4 years.
Unit 1 Churchill Court 58 Station Road North Harrow HA2 7SA	3,825 sq ft 355 sq m	Chamberlain Commercial 020 8429 6899	One of a selection of available office floors or buildings in the popular Churchill Court development located directly opposite North Harrow Underground Station. There is a choice of four office units each with a generous amount of allocated car parking. Churchill Court was built in the late 1980's and consists of a gated courtyard style office development of 11 terraced buildings all arranged over ground and two upper floors with secure car park. The parking ratio is approx.1:440 sq ft. The offices at Churchill Court are available on flexible leases. The rental is equivalent to £22 per sq ft per annum. The rent is exclusive of VAT, utilities, service charges and insurance costs. Indicative costs are available upon request. Available now.
Unit 1 Churchill Court Station Road North Harrow HA2 7SA	3,825 sq ft 355 sq m	David Charles Property Consultants 020 8866 0001	The building comprises of three ground floor retail units with first and second office floors above. The ground and first floor of the building are currently occupied whilst the second floor comprises of a number of small refurbished office suites. The building may be suitable for conversion to residential subject to planning. Lease terms on application. Rental £22 per sq ft. (Property ID 130769)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Masters House 1 Marlborough Hill Harrow HA1 1UX	4,035 sq ft 375 sq m	Harness Property Intelligence 020 3880 7050	Masters House is a brand new B1 office development offering Grade A office space over ground and three upper floors. The floors can be purchased on a new 999 year lease. The entire building provides 4,970 sq ft of Net Internal Area. The offices are finished to a good standard with air-conditioning, male and female WCs and kitchens on every floor. There is also private parking allocated to each floor. Price £605,250.
Masters House 1 Marlborough Hill Harrow HA1 1UX	4,035 sq ft 375 sq m	Harness Property Intelligence 020 3880 7050	Masters House is a brand new B1 office development offering Grade A office space over ground and three upper floors. The floors can be purchased on a new 999 year lease. The entire building provides 4,970 sq ft of Net Internal Area. The offices are finished to a good standard with air-conditioning, male and female WCs and kitchens on every floor. There is also private parking allocated to each floor. Lease terms and rental on application.
OneSixSix 166 College Road Harrow HA1 1BH	4,144 sq ft 385 sq m	Avison Young 020 7493 2180 Chamberlain Commercial 020 8429 6899 VDBM 01923 845222	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, 2 x 10 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 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 VDBM 01923 845222	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, 2 x 10 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	4,248 sq ft 395 sq m	Avison Young 020 7493 2180 Chamberlain Commercial 020 8429 6899 VDBM 01923 845222	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, 2 x 10 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.
Dunwoody House 396 Kenton Road Kenton Harrow HA3 9DH	4,441 sq ft 413 sq m	Chamberlain Commercial 020 8429 6899	Entire first floor available. Dunwoody House is a modern, glass-clad office building with a basement car park. Attractive triple-aspect windows, offering a bright and open workspace. The offices are fully fitted with a mix of partitioned rooms, predominantly maintaining an open-plan layout. They are air-conditioned and equipped with suspended ceilings and underfloor trunking. The building also includes male and female restrooms and a passenger lift. Six car spaces. Available on a new Full R & I lease for a term to be agreed. Rental £111,000 per annum (£25 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Kirkland House 11-15 Peterborough Road Harrow HA1 2AX	4,714 sq ft 438 sq m	Harness Property Intelligence 020 3880 7050	A choice of two newly refurbished office floors occupying the entire ground and second floor of this modern and immaculately maintained building. Each floor provides 2,357 sq ft of open plan space, with new suspended ceilings, motion sensor LED lighting, new carpets and decorations. Allocated car parking to the rear of the property. Lease terms on application. Rental £76,602 per annum.
Masters House 1 Marlborough Hill Harrow HA1 1UX	4,970 sq ft 462 sq m	Harness Property Intelligence 020 3880 7050	Masters House is a brand new B1 office development offering Grade A office space over ground and three upper floors. The building can be leased as a single self-contained office or on a floor by floor basis. The ground floor space is 938 sq ft and the three upper floors are 1,344 sq ft each. The entire building provides 4,970 sq ft of Net Internal Area. The offices are finished to a good standard with air-conditioning, male and female WCs and kitchens on every floor. There is also private parking allocated to each floor. Lease terms are available on application. Rental £30,000 per annum.
Stanmore Business & Innovation Centre Howard Road Stanmore HA7 1BT	5,000 sq ft 465 sq m	Harness Property Intelligence 020 3880 7050	Stanmore Place is a prestigious mixed use development by St Edwards Homes (part of Berkeley Group) and comprises 816 homes together with 80,000 sq ft of commercial offices, retail and parking. The development occupies a 20 acre site which is attractively landscaped. The available space ranges from 500 to approximately 5,000 sq ft. There is secure on-site parking and facilities include shops and a creche. The office suites each have glazed fascia entrances with shared WC and kitchen facilities. The space is arranged over ground and three upper floors. Offices are currently open plan and can be configured to suit most size requirements. Lease terms on application. Rental from £20,000 per annum.
369 Burnt Oak Broadway Edgware HA8 5AW	5,000 sq ft 465 sq m	Harness Property Intelligence 020 3880 7050	Brand new office building to let, in secure, well located position. Self-contained building on ground and first floors only. Facilities include: Male and female WCs and clean open plan space, On-site parking, Secure building, Kitchenette and DDA compliant lift. Managed office space. Lease terms and rental are available on application.
Lexicon Gayton Road Harrow HA1 2HH	5,139 sq ft 478 sq m	Harness Property Intelligence 020 3880 7050	A ground floor commercial unit forming part of the new Fairview Homes Lexicon Development. This mixed use scheme provides high quality residential apartments with landscaped gardens and secure parking. The ground floor unit totals 5,130 sq ft GIA and is currently in shell and core condition. The accommodation will be fitted to Category A standard by the owner, ready for a tenants internal fit-out. The unit has excellent natural light and several points of entry, allowing in to be sub-divided into self-contained space from approximately 2,000 sq ft upwards. There is allocated and gated car parking. Lease terms on request. Rental from £65,000 per annum.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
TownSpace Greenhill Way St Anns Road Harrow HA1 1LA	5,264 sq ft 489 sq m	Chamberlain Commercial 020 8429 6899	A recently formed first floor unit totalling 5,264 sq ft of shell space with independent secure access. Available as a large single unit benefits from dedicated internal ground floor loading bay, goods lift, separate passenger lift Ideally suited for Last mile delivery hub, dark kitchen, local warehouse buyers, community groups, place of worship, gym (Class E use). Some uses subject to local authority approval. The property is available to lease or purchase on a 999 year head lease. Price £1,300,000.
Unit 5 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,269 sq ft 583 sq m	Colliers 020 7935 4499 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 (£25 per sq ft).
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 breakout space and security doors leading to the glass elevators. Breakout 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. Breakout 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.
Unit 6 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,631 sq ft 709 sq m	Colliers 020 7935 4499 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 (£25 per sq ft).

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Winsor and Newton Whitefriars Avenue Harrow HA3	7,631 sq ft 709 sq m	DM & Co 020 8033 9978	Office investment opportunity. First floor only for sale. The majority of the property is fully let. Gross yield 8.6%. The net internal area (NIA) is 6,565 sq ft. First floor kitchen 294 sq ft, entrance hall 113 sq ft. lift 230 sq ft, hallway 147 sq ft and other 282 sq ft. The gross internal area (GIA) is 7,631 sq ft. Long lease expiry 999 years from 2018. Offers in the region of £2,900,000 will be considered for first floor only. Existing rent structure suggesting £43 rent per sq ft plus VAT. Achievable annual rent may be £249,239 per year.
Unit 4 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,854 sq ft 730 sq m	Colliers 020 7935 4499 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/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. Five car parking spaces. Available by way of a new Full R & I lease. Rental £196,350 per annum (£25 per sq ft).
First National House 79 College Road Harrow HA1 1BD	8,626 sq ft 802 sq m	Chamberlain Commercial 020 8429 6899	Entire fifth floor of office space offers panoramic 360° views. The offices benefit from a modern, high specification, internal fit-out with large open plan office areas, executive cellular offices, meeting rooms, breakout spaces and a reception area. There is air-conditioning throughout. First National House is a landmark building totalling 43,000 sq ft of high quality office space and features a modern ground floor reception with full concierge service and two high speed passenger lifts. The office space features large windows to all exterior walls giving plenty of natural light. The offices have been fully fitted to a high standard by the current tenant, offering a new occupier a potentially considerable cost saving. There is a landlords package for an open plan refurbished finish. 18 car parking spaces allocated to the offices. Available by way of a new Full R & I lease, terms on application. Rental £12 per sq ft.
Amba House 15 College Road Harrow HA1 1BA	9,000 sq ft 836 sq m	DM & Co 020 8033 9978	Office investment opportunity. First and second floors for sale which have a combined total of 21 suites, plus the communal entrance, corridor and kitchen for each floor. The net internal area (NIA) is 8,208 sq ft plus the first floor entrance, corridor and kitchen at 393 sq ft plus the second floor entrance, corridor, and kitchen at 398 sq ft. The gross internal area (GIA) is 9,000 sq ft. Four allocated car spaces (for Suite 1, Suite 2, Suite, 4B and Mansfield Suite Annex 4) are £1,180.00 per year. Annual telephone and broadband is £3,000 per year. Rent Structure suggesting £37 rental per sq ft' plus VAT. Annual rental £305,140. Long lease expiry 999 years from 2015. Offers in the region of £4,400,000 will be considered. Achievable monthly rent may be £26,186 or £314,232 per year.

<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 7935 4499 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. 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. 24/7 access. Seven car parking spaces. Available by way of a new Full R & I lease. Rental £225,725 per annum (£25 per sq ft).
Unit 9 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,413 sq ft 875 sq m	Colliers 020 7935 4499 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. Fully heated and cooled office space. Raised floors. Nine car parking spaces. Available by way of a new Full R & I lease. Rental £235,325 per annum (£25 per sq ft).
Kings House Kymberley Road Harrow HA1 1PT	10,469 sq ft 973 sq m	Harness Property Intelligence 020 3880 7050	Kings House is a modern office building which currently has a single floor available of 10,469 sq ft which can be sub-divided to a minimum of 2,500 sq ft. The building has an attractive reception with 24-hour concierge security and three high-speed passenger lifts. The third floor is fully refurbished with under-floor trunking and full air-conditioning. There is also the benefit of generous parking. Lease terms are available on application. Rental from £81,250 per annum.
<u>Offices</u>	<u>1,000 - 1,999 sq m</u>		
Units 3-6 Masters Court Lyon Road Harrow HA1 2BU	12,724 sq ft 1,183 sq m	Harness Property Intelligence 020 3880 7050	Masters Court offers four adjoining commercial units, each with ground and first floors ranging from 2,377 sq ft to 12,724 sq ft. The units have high ceilings and full floor to ceiling glazing. Units are in shell and core condition or can be fitted out by the developer. Price £1,070,000.
Unit 3 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	13,382 sq ft 1,244 sq m	Colliers 020 7935 4499 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 (£25 per sq ft).
Garden House 5 St Johns Road Harrow HA1 2EE	15,101 sq ft 1,403 sq m	Harness Property Intelligence 020 3880 7050	Garden House is an attractive 1980's office building arranged over lower ground and five upper floors. The building is 15,101 sq ft in total and has its own gated car park with 20 spaces. There is an automated passenger lift and a large roof terrace. Floor plans are available upon request. Price on application.

<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 7935 4499 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 (£25 per sq ft).
Unit 1 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	17,891 sq ft 1,663 sq m	Colliers 020 7935 4499 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 (£25 per sq ft).
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 and female WCs. Translucent roof panels. Concrete floor. Walking distance to Headstone Lane Station. Available by way of a new Full R & I lease for a term to be agreed subject to periodic rent reviews. 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 020 3089 6571	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 and are available on application.
r/o 40 Rusland Park Road Harrow HA1 1UT	250-750 sq ft 23-70 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to purchase a storage solution comprising two lock up garages, parking for two vehicles together with a small exterior garden space which could also provide further external storage. The property is for sale freehold and would ideally suit a builder or company needing to store vehicles off-road or possibly an online retailer or an office based company needing file storage. The property is for sale freehold, price £105,000 subject to contract and vacant possession.
South Harrow HA2 8DS	270 sq ft 25 sq m	Harness Property Intelligence 020 3880 7050	Large garage located very close to South Harrow Station. The garage has light and power and is ideal for a workshop or storage. Accessed via rear service road. Lease terms and rental on application.
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 breakout 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. Rental £500 to £1,000 per calendar month.
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 from £900 per month (plus VAT) inclusive of all bills and high-speed internet connection.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
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.
r/o 40 Rusland Park Road Harrow HA1 1UT	750 sq ft 70 sq m	Harness Property Intelligence 020 3880 7050	An opportunity to purchase a storage solution comprising two lock up garages, parking for two vehicles with a small exterior garden space which could also provide further external storage. Property is for sale freehold and would ideally suit a builder or company needing to store vehicles off-road or possibly an online retailer or an office based company needing file storage. Price £125,000.
<u>Industrial / Warehousing</u>	<u>100 - 499 sq m</u>		
Unit 2 Frogna Avenue Harrow HA1 2SG	1,479 sq ft 137 sq m	Chamberlain Commercial 020 8429 6899	Small freehold warehouse unit for sale. The 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 £450,000, VAT may be applicable.
Unit 10 Honeypot Business Centre Parr Road Stanmore HA7 1NL	1,696 sq ft 158 sq m	Chamberlain Commercial 020 8429 6899	A small budget self-contained warehouse unit with some offices and its own kitchen and WC. The loading bay is shared with the adjoining occupier and there is parking for two cars. Available on a new lease, term to be agreed. Rental £27,500 per annum exclusive of VAT, business rates, utilities and all other outgoings.
20-22 Headstone Drive Wealdstone Harrow HA3 5QH	1,894 sq ft 176 sq m	Chamberlain Commercial 020 8429 6899	The relocation of Heriots Cake business presents an excellent opportunity to lease a production space fronted by a double width retail unit. The current configuration provides a commercial bakery of 1,500 sq ft production area together with a retail space of 300 sq ft. The unit could be changed to a larger retail space or fully opened up as a showroom. 8m frontage. Three car spaces. The property is available by way of an existing Full R & I lease for a term of 15 years from May 2018. The rent reviews are every five years and the rent has just been set at £44,900 per annum until 2028. A longer lease could be available from the landlord. Rental is not negotiable.
r/o 78-80 Station Road Harrow HA1 2RX	1,975 sq ft 184 sq m	David Charles Property Consultants 020 8866 0001	The premises comprises a brick built warehouse on ground floor with offices above. Externally, there is an area of hard standing of which can accommodate two vehicles. The eaves height is 2.6m. The warehouse has the benefit of fluorescent lighting, concrete floor, skylights and WC facilities. Roller shutter access. The first floor offices are partitioned to form three separate areas. They have the benefit of carpets, central heating, perimeter trunking and double glazed windows. The premises is available to let by way of a new lease for a term by arrangement. Rental £37,000 per annum. (Property ID 159496)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 Lexus House Rosslyn Crescent Harrow HA1 2RZ	2,492 sq ft 232 sq m	David Charles Property Consultants 020 8866 0001	The unit has recently been refurbished throughout and comprises of an open plan warehouse on ground floor. It has the benefit of a 4.8m full height roller shutter to the front with access to the unit suitable for arctic vehicles. Secure gated estate with 24-hour access and CCTV. Concrete floor. Separate main door, Estate parking. 3 phase power. The property will be let on a Full R & I basis and will be excluded from the Landlord & Tenant Act 1954. Rental £49,848 per annum. (Property ID 157436)
Unit 13 Barratt Way Harrow HA3 5TJ	2,579 sq ft 240 sq m	David Charles Property Consultants 020 8866 0001	The premises comprise a light industrial/warehouse of steel-framed construction with brick and profile steel clad elevations within a secure gated estate. Internally there is an eaves height of approximately 5.5m and externally the unit benefits from a full height roller shutter and parking to the front of the premises. Energy efficient lighting. 3 phase power. 24-hour access. The unit is available by way of a new lease for a term to be agreed. Rental on application. (Property ID 196623)
Neptune House Unit B1a Neptune Road Harrow HA1 4HX	3,204 sq ft 298 sq m	Harness Property Intelligence 020 3880 7050	A rare opportunity in Harrow to purchase a modern business unit of 3,204 sq ft. Unit B1a is a steel portal frame warehouse unit which has been extensively adapted to provide fully fitted, two storey offices with ancillary storage. The ground floor space is 1,835 sq ft provides for a general reception, three glass cellular offices which lead to a storage space of approx. 400 sq ft with 9ft eaves and a full height roller shutter loading door. At ground floor level there is also male and female WCs and a shower. The first floor is 1,258 sq ft and consists of modern air-conditioned offices and a large kitchen/breakout room. Entire property is presented in excellent condition and is fitted to a high standard. Externally there are five car parking spaces. Price £1,200,000.
Headstone Road Harrow HA3	3,336 sq ft 310 sq m	Ferrari Dewe & Co 020 8427 4288	Light industrial corner unit in Harrow. Ground floor 1,836 sq ft, loft room 1,500 sq ft, No car repairs. Unfurnished. Off-road parking for two cars. New terms to be negotiated. Rental £29,950 per annum. Available immediately.
Unit C Healthaid House Marlborough Hill Wealdstone Harrow HA1 1UD	4,115-8,115 sq ft 382-754 sq m	Chamberlain Commercial 020 8429 6899	A modern steel portal frame unit with block work infill walls and external steel profile cladding. The unit is 4,115 sq ft on ground floor including a small office, WC and kitchen. The entire warehouse area includes a further mezzanine storage floor of 4,000 sq ft. The height below the mezzanine is 11ft and above mezzanine floor is 26'6ft. The roller shutter door services both floor levels. The unit has a floor to ceiling height of 33ft and the current occupier has installed a high quality mezzanine floor covering the entire warehouse floor. Secure compound. Four car spaces. Available on a new lease for a term to be agreed. Rental upon application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Industrial / Warehousing</u>	<u>500 - 999 sq m</u>		
Unit 15 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	5,586 sq ft 519 sq m	Stimpsons 020 8905 9292 Knight Frank 020 7629 8171	A semi-detached property comprising a modern light industrial/warehouse/trade unit of steel portal frame construction with ground floor undercroft for future flexible fit-out and first floor fully fitted office accommodation. To the front is a loading apron served by an electric up and over level loading door. To be refurbished. Popular and well established industrial park. Excellent vehicular access. 5.55m clear height rising to 7m at the apex. Warehouse lighting. 10 car parking spaces. Available on a new Full R & I lease on terms to be agreed. Rental is subject to VAT and is available on application. Knight Frank Property Ref: LIC012394635
Unit 5 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,269 sq ft 583 sq m	Colliers 020 7935 4499 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 (£25 per sq ft).
8a Village Way Rayners Lane Pinner HA5 5AF	6,687 sq ft 621 sq m	Harness Property Intelligence 020 3880 7050	The site is currently occupied by an industrial unit being used as a car wash but has the benefit of planning consent approved from Harrow Council under reference P/4647/18 for redevelopment to provide detached part single, part 2 & 3 storey building for 15 business units from 351 sq ft to 501 sq ft, Use Class E and new vehicle access. The estimated rental value of the units when built is approx. £20 per sq ft which would generate an income when fully let of approx. £134,000 per annum exclusive. It is understood that the ground floor units can be used for industrial type use and plan to have a roller shutter industrial access. Six allocated car parking spaces. Total price £850,000. Under offer.
Unit 6 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	7,631 sq ft 709 sq m	Colliers 020 7935 4499 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 (£25 per sq ft).

<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 7935 4499 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 (£25 per sq ft).
Unit 2 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,029 sq ft 839 sq m	Colliers 020 7935 4499 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. 7 car parking spaces. Available by way of a new Full R & I lease. Rental £225,725 per annum (£25 per sq ft).
Unit 9 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	9,413 sq ft 875 sq m	Colliers 020 7935 4499 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. 9 car parking spaces. Available by way of a new Full R & I lease. Rental £235,325 per annum (£25 per sq ft).
Debenhams Building Greenhill Way Harrow HA1 1LE	10,000 sq ft 929 sq m	Harness Property Intelligence 020 3880 7050	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. WareSpace provides units to meet your needs from just £800 per month inclusive of all bills and fibre connectivity. The units have great natural light, dedicated secure loading yard, with tailgate docks, full capacity goods lifts and short stay car parking. Unlike self-storage centres, WareSpace customers can work permanently from inside their units. Lease terms are available on application. Rental £32 per sq ft.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<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 7935 4499 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 (£25 per sq ft).
Unit 11 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	16,646 sq ft 1,547 sq m	Colliers 020 7935 4499 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 (£25 per sq ft).
Unit 1 Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	17,891 sq ft 1,663 sq m	Colliers 020 7935 4499 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 (£25 per sq ft).
Qualitas House 100 Elmgrove Road Harrow HA1 2RW	18,805 sq ft 1,748 sq m	Harness Property Intelligence 020 3880 7050	Qualitas House is a 18,805 sq ft modern warehouse and office facility with extensive car parking and a secure yard and loading bay. The offices comprise 5,591 sq ft and are arranged over two floors and sit alongside a 23 space car park. Impressive reception area and a range of bright, air-conditioned open plan areas and executive cellular offices. The warehouse is 10,646 sq ft and is approached through the Crystal Way Business Centre and accessed via a large secure yard which provides a wide loading area and a large secure loading bay. The warehouse has an eaves height of 4.77m and three loading bays. Lease terms and rental on application.

<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 and female WCs. Translucent roof panels. Concrete floor. Walking distance to Headstone Lane Station. Available by way of a new Full R & I lease for a term to be agreed subject to periodic rent reviews. Rental £15 per sq ft. Price £425,000. VAT applicable.
<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>			
Eastman Edge Harrow View Harrow HA1 4TY (Former Kodak site)	6,269-88,115 sq ft 583-8,189 sq m	Colliers 020 7935 4499 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. 73 car parking spaces. Units are available by way of new Full R & I leases. Unit sizes: 6,269 sq ft (583 sq m) to 16,646 sq ft (1,547 sq m). Rental £25 per sq ft.
83-88 High Street Wealdstone Harrow HA3 5DL	21,163 sq ft 1,966 sq m	David Charles Property Consultants 020 8866 0001	A rarely available freehold site on 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 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. Property ID (130702)

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<u>Other</u>			
346/346a Pinner Road North Harrow HA1 4LB	500-2,000 sq ft 46-186 sq m	Chamberlain Commercial 020 8429 6899	This property is a larger than average shop and upper part arranged over ground and two upper floors with rear parking via a service road. The property is in a great location, close to North Harrow Tube Station and in a prominent retail position. Currently arranged as a small ground floor commercial unit leading to a ground floor one bedroom flat. The upper parts consist of a four bedroom duplex flat. The property has two Land Registry Titles. The property has potential to be extended to the rear and for additional mansard roof accommodation as proved by neighbouring properties. The owners have commissioned architect design and the plans and floor area are available upon request. All subject to planning permission. The property is for sale freehold with full vacant possession. The asking price is offers in the region of £875,000 subject to contract only.
3 Pinner Green Pinner HA5 2AF	522 sq ft 49 sq m	VDBM 01923 854222	The premises comprise of a ground floor lock up retail shop currently suitable for a variety of purposes. The premises offer suspended ceiling with spot lighting and tiles floors. The property includes the forecourt at the front of the property which provides a useful display area if required. Suitable for a variety of uses e.g. retail, restaurant, take-away, educational and medical. Suspended ceiling. Spot lighting. Tiled floors. Prominent location. New lease available, details on request. Rental £19,500 per annum exclusive. Available immediately.
106-108 Woodlands North Harrow HA2 6EW	714-1,645 sq ft 66-153 sq m	David Charles Property Consultants 020 8866 0001	Ground floor dental surgery with an open plan reception area, tow surgeries linked to a decontamination room, a kitchen, WC, 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 an 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. (Property ID 158351)
The Church Hall Annex St Lukes Church Rear of 28, Love Lane HA5 3EX	1,087 sq ft 101 sq m	Harness Property Intelligence 020 3880 7050	The accommodation comprises approx. 1,090 sq ft on the ground floor to the rear of the church hall. The property has been extensively refurbished to provide a large open plan area with the benefit of its own kitchen, WC facilities and storage areas. The property may be suitable for a number of uses subject to a change of use. Prospective tenants are to advise to make their own enquiries with the local planning authority. Premises are available by way of a new lease for a term by arrangement. Rental £20,000 per annum exclusive. Price on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
Unit 2 Lexus Trading Estate Rosslyn Crescent Harrow HA1 2RZ	2,492 sq ft 232 sq m	Telsar 020 3333 2222	Fully refurbished ground floor open plan warehouse within a secure gated estate. Access is provided via a roller shutter and dedicated loading bay, with a separate main entrance door. The unit benefits from 3 phase power, gas and a floor to ceiling height of 4.8m. WC. Versatile space ideal for various usages with flexible terms and competitive rents. Estate parking. Available on a new Full R & I lease available for a term of years to be negotiated. Rental £49,848 per annum.
Unit 12 Waverley Industrial Estate Hailsham Drive Harrow HA1 4TR	3,383 sq ft 314 sq m	Stimpsons 020 8905 9292 Knight Frank 020 7629 8171	A mid-terrace trade counter unit within an established industrial estate. The warehouse benefits from 5.58m clear height rising to 7m at the apex, heating, lighting and goods access via a full height electric roller shutter door to the rear. Externally there are eight allocated car parking spaces. The current layout incorporates a trade area on the ground floor with fitted offices at first floor which benefit from kitchen and WC facilities. Popular and well established industrial park. Excellent vehicular access. Warehouse lighting. Flexible undercroft and fitted first floor offices. The unit is due to be refurbished. Available on a new Full R & I lease on terms to be agreed. Rental is subject to VAT and is available on application. Knight Frank Property Ref: LIC012285380
Albro House 59 Palmerston Road Wealdstone Harrow HA3 7RR	4,433 sq ft 412 sq m	David Charles Property Consultants 020 8866 0001	The site comprises of 0.17 acres currently made up of a light industrial warehouse building of 4,433 sq ft. Planning permission has been granted to provide part eight and part nine storey towers with connecting buildings. The site sits next to The Collective scheme now operated by Folk Living which comprises of 200 co-living apartments. The scheme consented will provide a landmark building within the Harrow & Wealdstone Opportunity Area. It will provide commercial space (Use Class B2) and (Use Class E) over ground, first and second floors with serviced apartments (Use Class C1) on upper floors. Price £3,500,000. (Property ID 139916)
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 £1,950,000.
TownSpace Greenhill Way St Anns Road Harrow HA1 1LA	5,264 sq ft 489 sq m	Chamberlain Commercial 020 8429 6899	A recently formed first floor unit totalling 5,264 sq ft of shell space with independent secure access. Available as a large single unit benefits from dedicated internal ground floor loading bay, goods lift, separate passenger lift Ideally suited for Last mile delivery hub, dark kitchen, local warehouse buyers, community groups, place of worship, gym (Class E use). Some uses subject to local authority approval. The property is available to lease or purchase on a 999 year head lease. Price £1,300,000.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
38 St Anns Road Harrow HA1 1LA	8,234 sq ft 765 sq m	Harness Property Intelligence 020 3880 7050	A rare opportunity to purchase a town centre property capable of providing a meeting hall with ancillary offices or classrooms, together with a large private roof terrace suitable for social gatherings. The property has a dedicated entrance lobby on St Anns Road which leads to a first floor space of 5,306 sq ft (493 sq m). At second floor level there are offices of 2,928 sq ft which lead out to a large roof terrace of 2,700 sq ft. Passenger lift linking the ground to the second floor. The property will require some reconfiguration for single occupancy use. Price on application.
273 Station Road Harrow HA1 2TB	13,500-27,000 sq ft 1,255-2,509 sq m	Chamberlain Commercial 020 8429 6899	An opportunity to lease a large retail unit in Harrow town centre consisting of ground floor retail space of 13,500 sq ft with a further first floor space of 13,500 sq ft providing retail and ancillary storage, offices and staff facilities. The property is available to lease as a single store or can be divided into separate ground and first floor units. The ground floor could also be divided into three units of 4,500 sq ft. Good loading facilities to the rear of the property with a dedicated yard area, loading bay doors and goods lift. Suitable retail, gym, indoor leisure, pub or medical centre. The entire unit is available on a new lease, term to be agreed. The rental for the entire property is £250,000 plus VAT per annum, payable quarterly in advance. Alternatively, the ground and first floor can be leased separately or the ground floor could be further sub-divided. Rental quotes are available for individual units.
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.
Debenhams Building 275-287 Station Road Harrow HA1 1NA	221,788 sq ft 20,612 sq m	Harness Property Intelligence 020 3880 7050	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 offices and warehousing. Can be leased in its entirety or can be sub-divided to suit an occupiers needs. Lease terms and rental on application.

<u>Address</u>	<u>Size</u>	<u>Agent</u>	<u>Description</u>
<p>Meanwhile Use Project Greenhill Way Harrow HA1 2TL</p>	<p>From 711 sq ft 66 sq m</p>	<p>London Borough of Harrow 07926 073791</p>	<p>Harrow's New Creative Hub. New project based in Harrow Town Centre where creatives, makers, businesses and residents can gather together and create a vibrant community in a unique destination.</p> <p>High Quality Design: A flagship public-facing commercial unit situated in a purpose designed meanwhile use site, offers maximum flexibility for a variety of innovative uses.</p> <p>Prime Location: The site is located just off Station Road and in close proximity to Harrow's high street. Harrow-on-the-Hill train station is an 8-minute walk to the south, and there is a bus stop directly north of the site on Station Road. The central site location offers excellent opportunity to connect with high street visitors and established, as well as new, residential communities.</p> <p>Growing Customer Base: Based centrally within the new meanwhile scheme, you will benefit from a direct customer base of tenants, their wider networks and local residents. You will have scope to build a further network base from the diverse project community as it follows its minimum five year term.</p> <p>Flexibility: Unlike other commercial opportunities, this anchor tenant unit offers exceptional flexibility in its proposed use. There is significant potential for the anchor tenant to deeply integrate themselves into the site, programming both the unit and the broader site to host events and showcases, should this be of interest. We welcome innovation in ideas and are excited to hear from you.</p> <p>Unit Specification: New build unit facing into shared courtyard. Use class: Class E. Unit size (GIA) 66.1 sqm. Single storey unit (double height space). Accessible unit with level access. 100A 3 phase supplied to site. Water supply to unit. Solar panels installed on roof (detail TBC). Unfurnished unit with timber detailing (lined walls, floor and ceiling). Internet access. Basic kitchen cabinetry provided. Excludes any white goods. Kitchen does not have commercial extraction and is not suitable for cooking. Heating of food is allowed (Note - it is our expectation for any cafe offer to be ancillary to a clearly defined leisure use). Openable windows. Potential for addition of signage (subject to architect, operator and statutory sign off). Potential to utilise external events area for public events (subject to operator sign off).</p> <p>Shared Site Amenities: Amenity block including 2 x WCs and communal tea point (tenant use only). Designated cycle parking. Communal bin store accessed via Greenhill Way, with private operator collection.</p> <p>Fit Out Opportunity: Tenants are invited to fit out the space to suit their intended use (subject to architect, operator and statutory sign off). Fit out to be at tenants cost.</p> <p>Price: Base rent: £2,181 per month (VAT not applicable). Service charge estimate: £793 per month (inclusive of VAT and exclusive of business rates) = £2,975 per month.</p> <p>Business Rates: The tenant will be responsible for arranging and paying any applicable business rates on the space</p> <p>Contact: community@meanwhitespace.com</p>

