



**HARROW SQUARE, COLLEGE ROAD, HARROW,
HA1 4TJ**

NEW MODERN DEVELOPMENT

ALL COMMERCIAL USES

HIGH FOOTFALL

497 SQ FT TO 4,746 SQ FT

FROM £35.00 PER SQ FT PER ANNUM

LOCATION

Harrow Square is situated less than one minutes' walk from Harrow-on-the-Hill (Metropolitan Line) Rail and Bus Stations. The location of the development makes this destination extremely convenient for both commuting into London and travelling further afield.

DESCRIPTION

A selection of new ground floor commercial units within this prestigious town centre development for office, retail, café, restaurant, supermarket, teaching, education, nursery uses.

The permitted Use Classes for the above-mentioned units are as follows: A1, A2, A3, B1 and D1 and D2 may be considered subject to Landlord's consent.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Unit 1 – Fronting onto College Road. May split and offer as 2 separate units	2,616 sq ft (1,300sq ft/1,300sq ft)
Unit 2	497 sq ft
Unit 3	1,633 sq ft
Unit 4	712 sq ft
Unit 5	1,503 sq ft
Unit 6	1,743 sq ft

TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed. Each individual commercial unit to be offered in a 'shell & core' condition and it is the responsibility of all incoming tenants to fit-out the premises at their own costs.

RENT

£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 responsible for these outgoings.

On Unit 1 - £35 per sq ft per annum exclusive rising to £50 per sq ft in the 5th year of the lease agreement.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL