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

## **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		2,616 sq ft
	Road. May split and	(1,300sq ft/1,300sq ft)
	offer as 2 separate units	
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

**NEW MODERN DEVELOPMENT** ALL COMMERCIAL USES **HIGH FOOTFALL** 497 SQ FT TO 4,746 SQ FT

#### FROM £35.00 PER SQ FT PER ANNUM

### **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 5<sup>th</sup> 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

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.