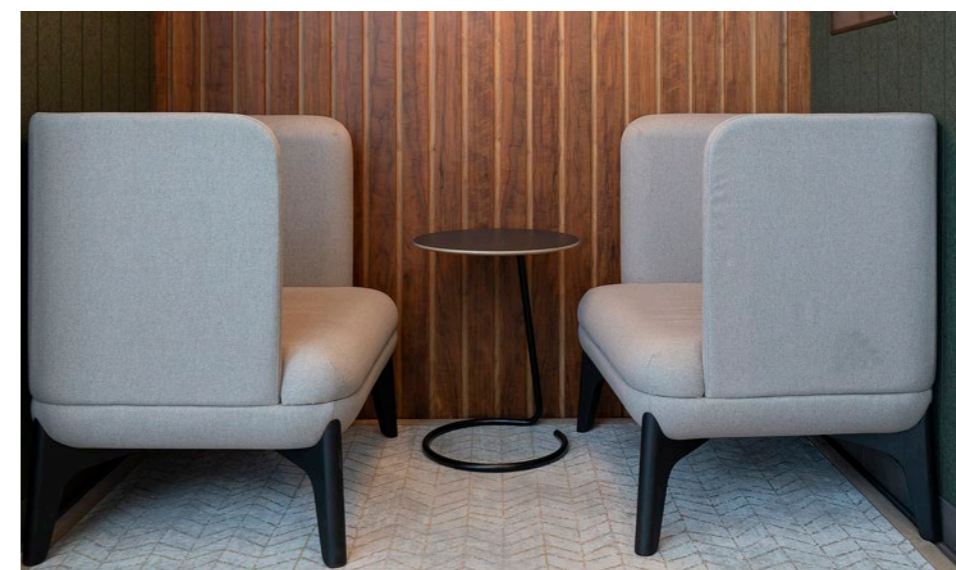
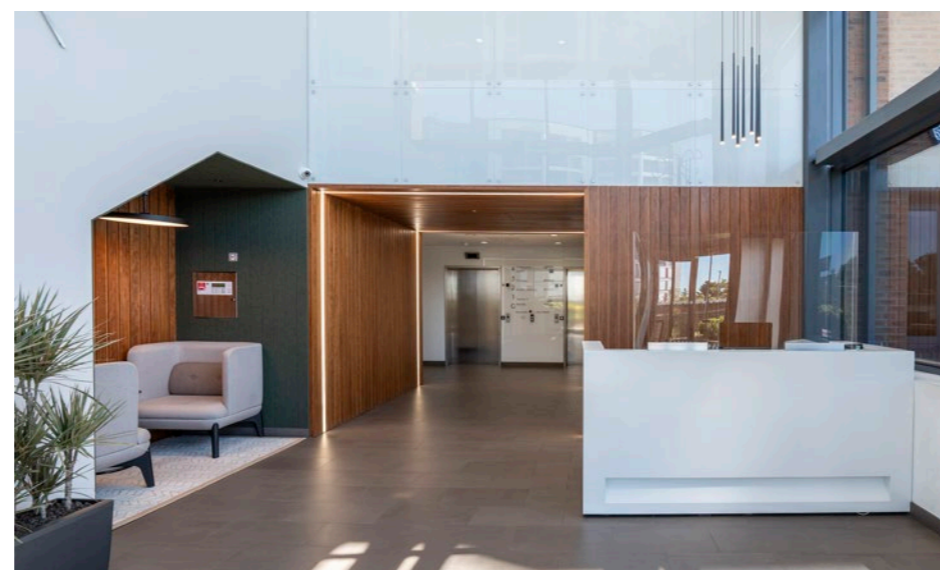




Prominent air conditioned offices

OneSixSix / College Road / Harrow HA1 1BH



DESCRIPTION

166 College Road is a modern office building constructed in the late 1980's. It was fully refurbished in 2016 to include all new air conditioning and a remodelled reception area.

Harrow is one of the most vibrant office markets in north west London, known for its excellent amenities including two shopping centres and efficient access into central London via the Metropolitan line and Chiltern Line overland service into Marylebone in 16 minutes. The town has been transformed in recent years by considerable investment.



Indicative office (Third floor)

SPECIFICATION

- VRF air conditioning
- Metal tile suspended ceilings
- LED lighting on PIR motion sensors
- Newly installed kitchen to second floor
- Meeting rooms within suites
- BREEAM rating Very Good
- 2 x 10 passenger lifts
- WC's and shower facilities
- 4 EV charging ports (11kw power)
- 68 PV panels
- Communal bicycle parking
- On-site secure car parking (Ratio 1:531 sq ft)
- EPC Rating: B29



Second floor





AIR CONDITIONING



**BREEAM
RATING
VERY GOOD**



**SUSPENDED
CEILINGS &
LED LIGHTING**



**2 X 10 PERSON
PASSENGER LIFTS**



**SHOWER
FACILITIES**



**DEDICATED
CAR PARKING
WITH 4 EV PORTS**



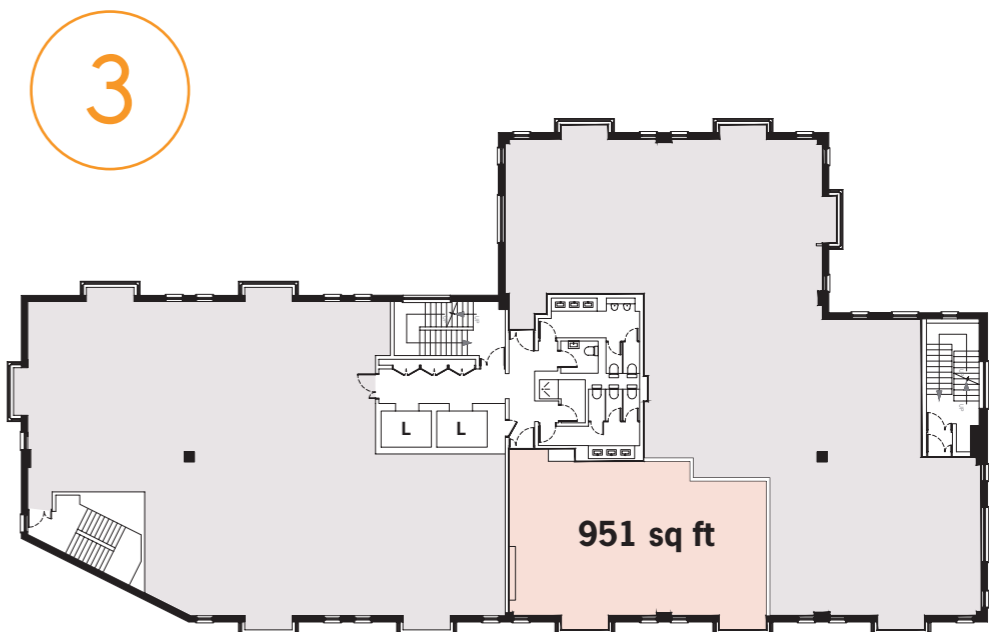
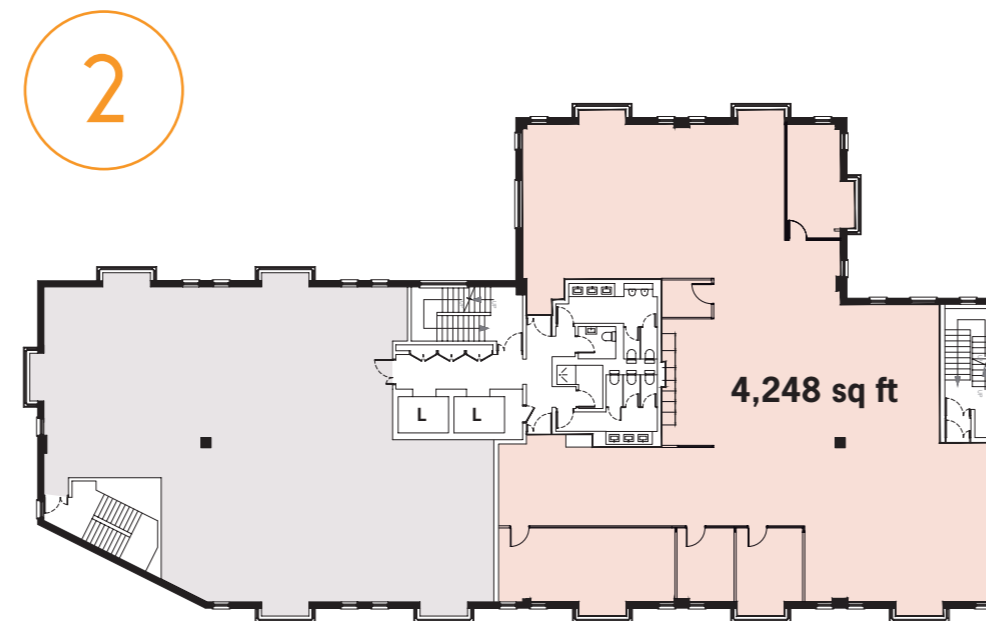
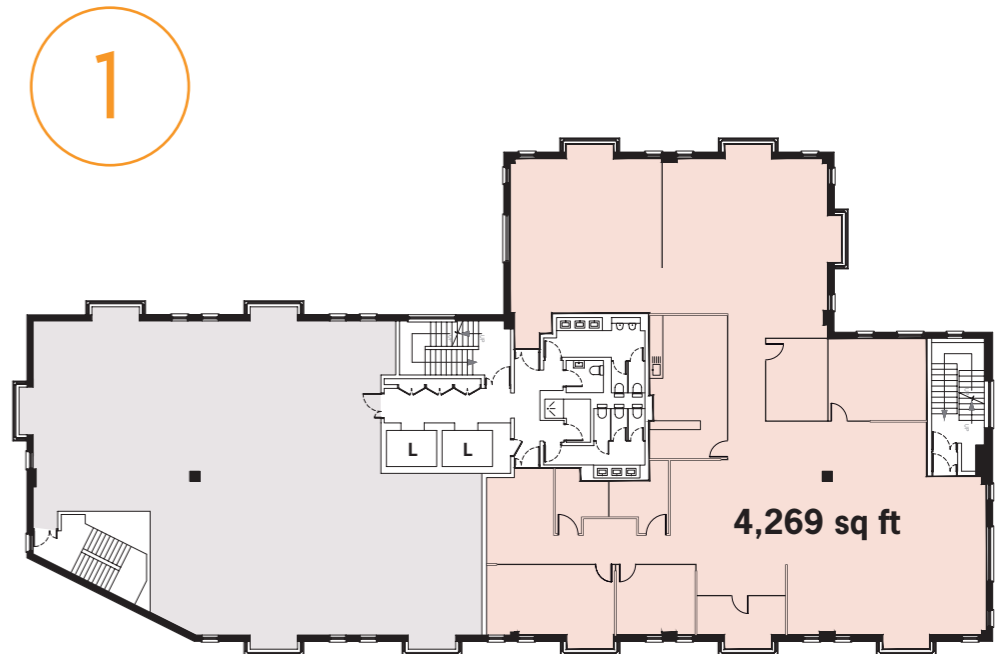
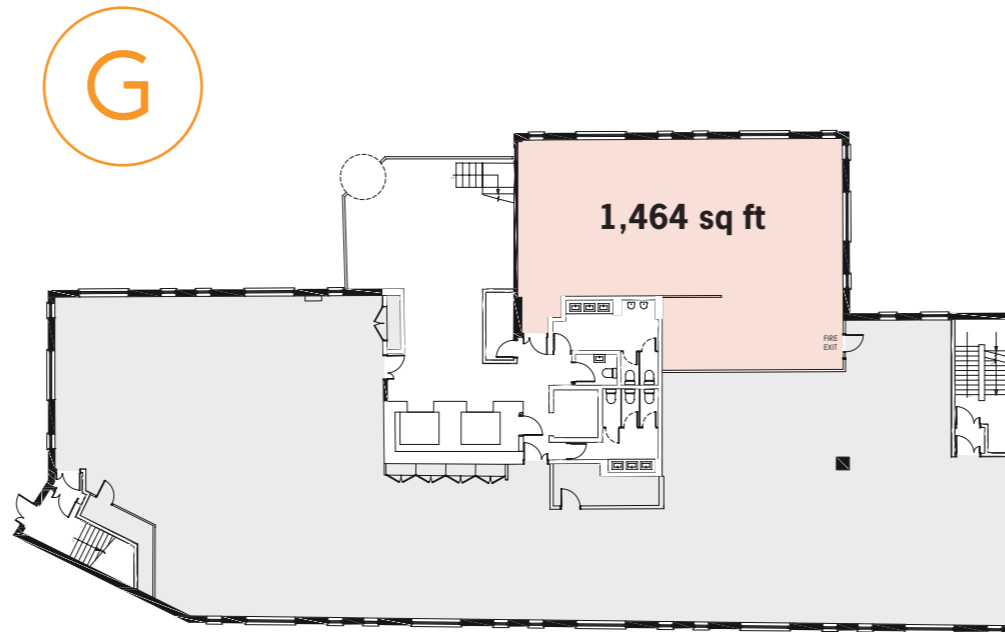
**BIKE
STORAGE**



**EPC
RATING B**



FLOOR PLANS

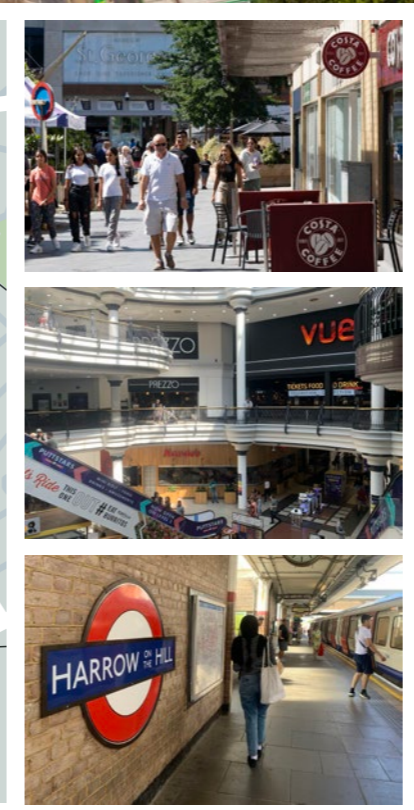


ACCOMMODATION

The accommodation comprises two newly refurbished office suites with the following net internal area:

Part Third Floor	Fitted	951 sq ft	28 sq m
Part Second Floor	Refurbished	4,248 sq ft	395 sq m
Part First Floor	Unrefurbished	4,269 sq ft	397 sq m
Part Ground Floor	Unrefurbished	1,464 sq ft	136 sq m

ONE SIX SIX






LOCATION

166 College Road, Harrow is located just 5 minutes walk from Harrow-on-the-Hill Station. Central London can be reached via the Metropolitan Line in approximately 20 minutes.

There are a range of cafés and restaurants within walking distance of the office including: Nando's, Costa Coffee, Steak Out, Chill on the hill, Caffé Nero and the Kingsfield Arms. Leisure facilities include a Fitness First and Gold's Gym plus a Vue Cinema complex.

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

		
MARYLEBONE 16 mins	A40 17 mins	Heathrow 33 mins
BAKER STREET 20 mins	M1 J1 18 mins	
KING'S CROSS 25 mins	M25 J16 28 mins	
	M40 J1A 28 mins	



TERMS

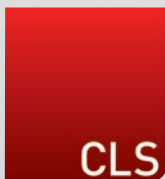
Available by way of a new lease direct from the landlord.

VIEWING

Strictly by appointment through the joint sole agents.

166CollegeRoadHarrow.co.uk

Owned and
Managed by



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