

HYGEIA

The best office
building **in Harrow**





**The best office
building in Harrow
just got better**

Specification

Bright, airy, high spec offices allow you to focus on the job in hand.

- Newly refurbished welcome and reception area
- Break out work bench in reception
- Full height central atrium
- Four x13 person passenger lifts
- 24 hour access
- Security and remote CCTV monitoring
- Male and female WCs on each floor, Disabled WCs
- Excellent car parking ratio (1 cps: 419 sqft)
- Fully air conditioned
- Fully accessible raised floors
- Suspended ceilings with LED lighting*

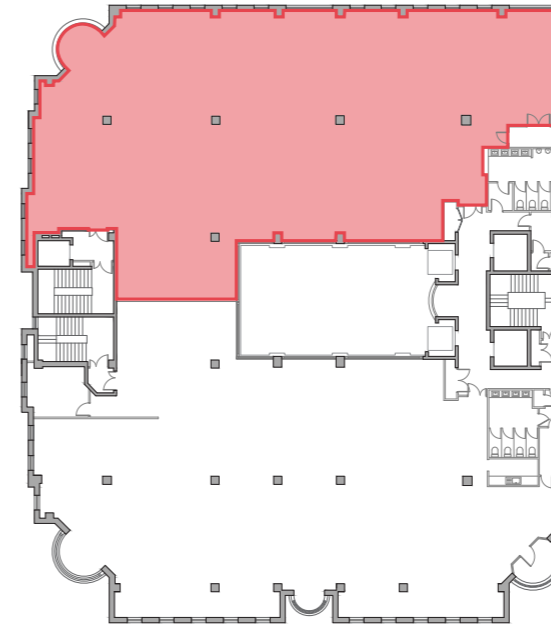


Previously let offices

*Both floors are currently un-refurbished but a comprehensive refurbishment is planned.

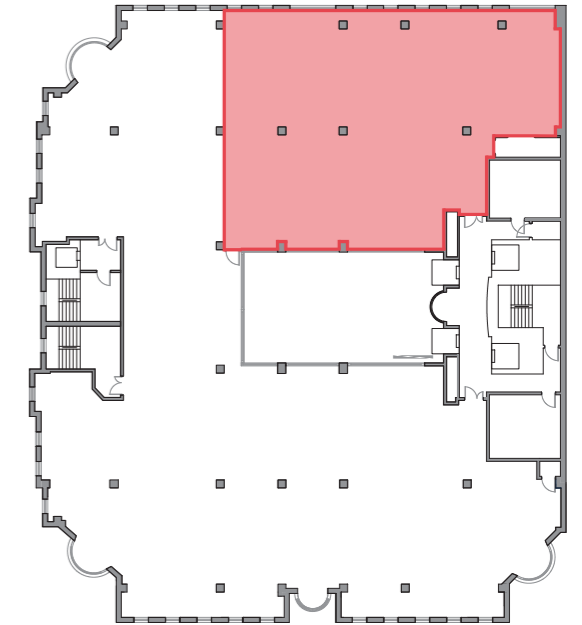
Floor Plans

Part first floor.
5,693 sq ft



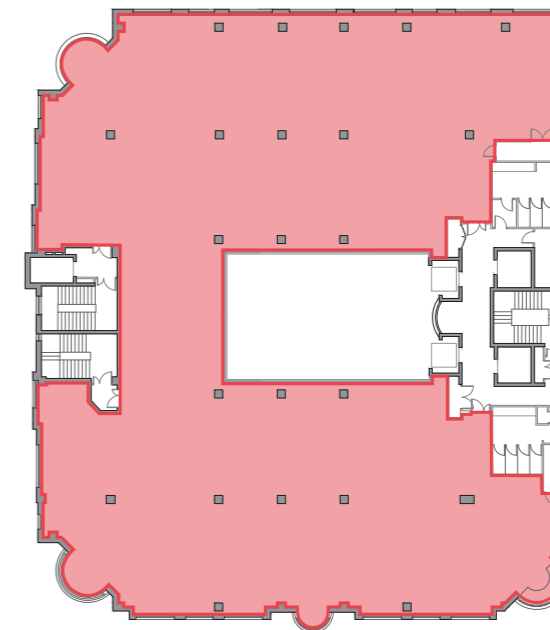
College Road

Part fourth floor.
3,473 sq ft



College Road

Fifth floor.
10,882 sq ft



College Road

Schedule of areas

Part first floor	528.8 sq m	5,693 sq ft
Part fourth floor	322.6 sq m	3,473 sq ft
Fifth floor	1010.9 sq m	10,882 sq ft
Total: (NIA)	1,862.3 sq m	20,048 sq ft

Within easy reach, Harrow is closer than you may realise



Hygeia is located on College Road in the heart of Harrow. It is adjacent to Harrow-on-the-Hill underground, train and bus stations with direct connections to Central London and Uxbridge.

Motorway links are excellent with the M40 (junction 1) 8 miles and M25 (junction 16) 9.5 miles away. Central London is just over 12 miles away and Heathrow Airport 11 miles.

* Source: tfl.gov.uk

Only 12 minutes from London Marylebone by train

And only 19 minutes from Baker Street by tube, it couldn't be easier to get to the best offices in Harrow.

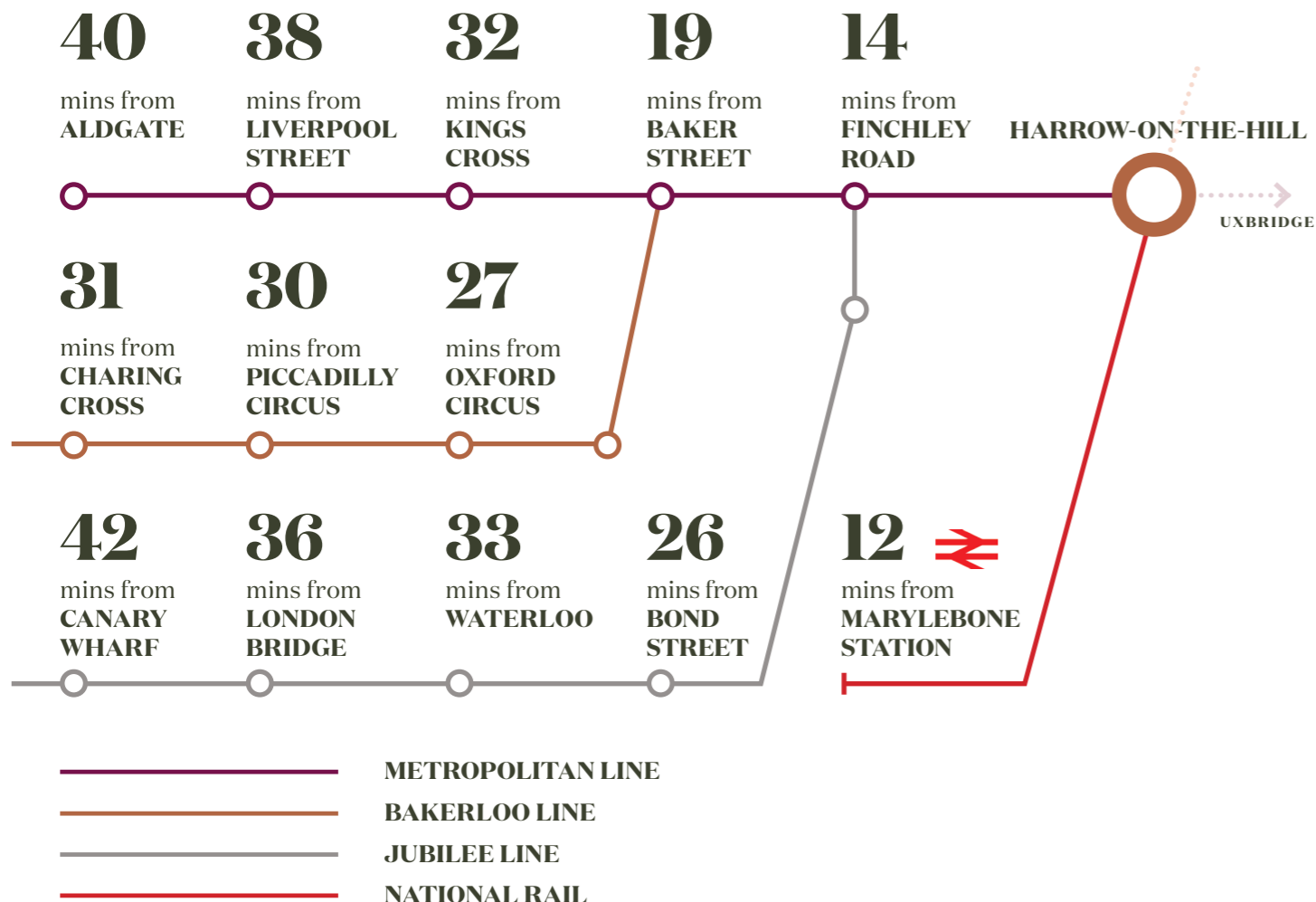


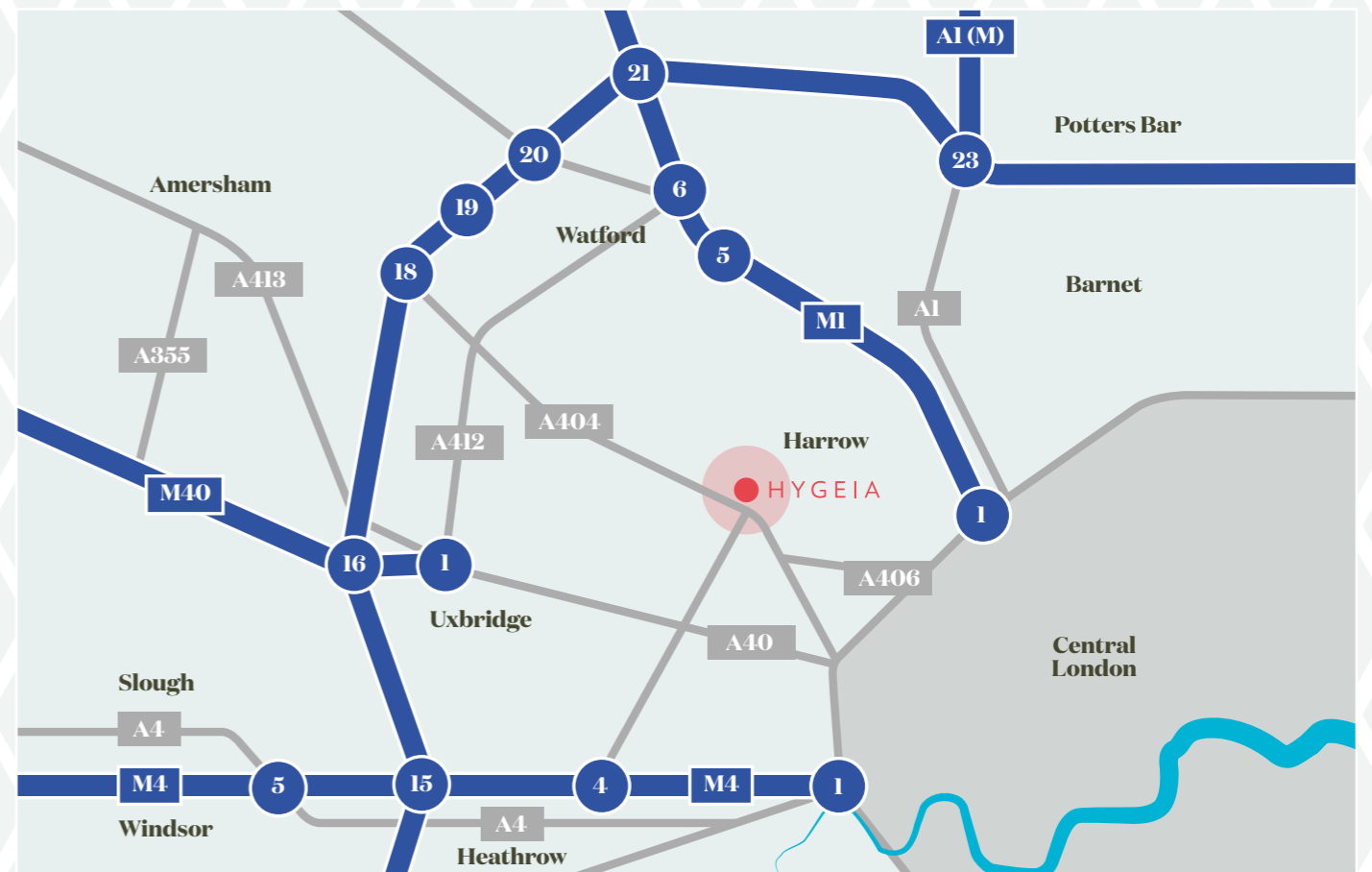
Harrow: Grade A location, Grade A offices.

Hygeia is Harrow's premier office location with a wealth of retail and leisure amenities within easy walking distance.

There is a good range of high street shopping on the doorstep including St. George's and St. Ann's shopping centres and a variety of traditional pubs, stylish restaurants and the attractive open spaces of Harrow-on-the-Hill.

This combination of good amenities and excellent transport connections means that Harrow is already home to a number of high profile businesses all attracted to this commercial hub.





Sat nav reference: HA1 1BE

HYGEIA

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