



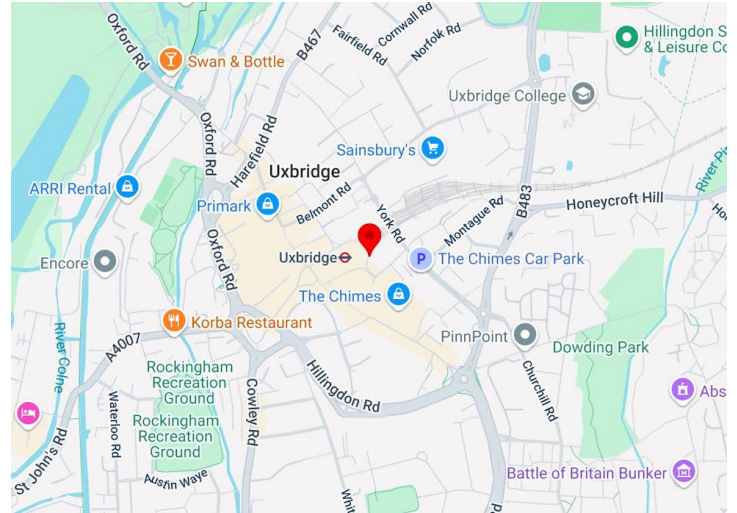
Fitted office suites in
Central Uxbridge
adjacent to the station
with parking

- Adjacent to the Station
- Small office suites available either fitted or unfitted
- Flexible Leases
- 2.7m floor to ceiling
- Onsite Shower and Changing facilities
- Car parking ratio 1:368 sq ft
- Air conditioned

Harman House

1 George Street, London, UB8 1QQ

**AVISON
YOUNG**



Summary

Available Size	1,954 to 60,872 sq ft / 181.53 to 5,655.19 sq m
Rent	£32.50 per sq ft
Rates Payable	£10.91 per sq ft 2024
Service Charge	£13.61 per sq ft
EPC	C

Location

Harman House occupies a prime position in Central Uxbridge, just 1 mile from the M40, Junction 1 and only 3 miles from the M25, Junction 16. The building provides superb access to the entire national motorway network. Combined with regular rail services to Central London by both Piccadilly and Metropolitan lines as well as Uxbridge town centre and its vibrant commercial amenities, this is an established business location built for success. Uxbridge is also within easy reach of Heathrow Airport, giving direct access to European and International destinations.

Property Highlights

Harman House is a nine-storey landmark office building in the centre of Uxbridge providing tenants with the unique opportunity of leasing office space within a fully refurbished Grade A building, with excellent amenities and transport links, and a 1:368 car parking ratio.

3 small suites are being created which will be ready for Q3 2021 and will offer fully plug and play solutions or can be taken in Cat A condition.

Accommodation

The accommodation comprises of the following

Floor/Unit	Description	sq ft	sq m	Rent (sq ft)
6th	-	14,042	1,304.54	£32.50
5th	-	14,014	1,301.94	£32.50
4th	North Wing	8,108	753.26	£32.50
3rd	-	13,945	1,295.53	£32.50
2nd	North Wing	8,809	818.38	£32.50
Ground	Suite 1	1,954	181.53	£32.50
Total		60,872	5,655.18	£32.50

Amenities & Specifications

- _ Build Status: Refurbished
- _ Fitout Concept: CAT B

Specification

- Raised access floors
- 2.7m floor to ceiling
- VRF cooling and heating system
- Suspended ceilings with LED lighting
- Male and Female WC's
- Onsite shower facilities
- EPC C



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