

TO LET - EDUCATIONAL/MEDICAL/OFFICE

CONNECT HOUSE, 16 COLLEGE AVENUE, HARROW WEALD, HARROW HA3
6HB

01923 845 222
property@vdbm.co.uk



VDBM
Chartered Surveyors

KEY FEATURES

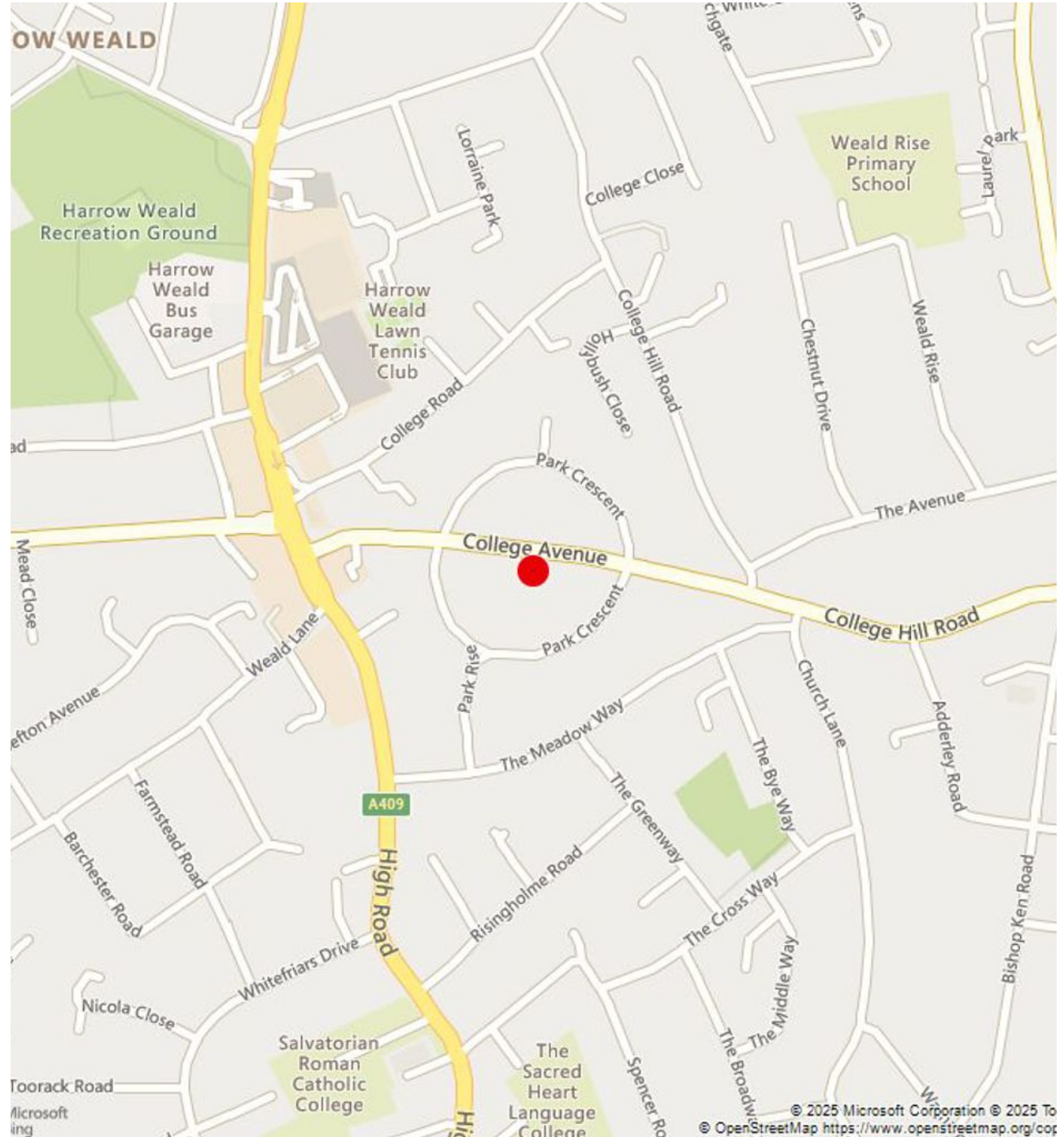
- GROUND FLOOR COMMERCIAL UNIT WITH MODERN INTERIOR
- SUITABLE FOR A VARIETY OF USES
- FIRST FLOOR STORAGE
- PRIVATE OFF STREET PARKING
- AIR CONDITIONED MEETING ROOM
- GOOD ROAD ACCESS TO M1 AND A41

LOCATION

Located on College Avenue, a sought-after and well-connected part of Harrow, Connect House offers excellent access to local amenities and transport links. The M1 motorway is within 15-20 minutes' drive as is the A41.

The property is also well-served by local bus routes and major roads including the A409 and A404, ensuring easy access for clients and staff alike.

The area benefits from a mix of residential and commercial surroundings, with nearby cafés, shops, and professional services contributing to a convenient working environment.







DESCRIPTION

Connect House is an attractive and well-presented ground floor commercial property situated in a quiet residential street in Harrow.

The building benefits from a private forecourt with several off-street parking spaces. It is an attractive brick built property with pitched main roof.

Internally, the property comprises an open-plan office area complemented by a stylish timber-panelled feature wall, recessed lighting, and high-quality carpeting throughout. The layout also includes a glass-partitioned meeting room or private office, and first floor storage providing ample additional storage-ideal for file archiving or ancillary use.

The meeting room has air-conditioning. There is a modern kitchen plus a disabled WC facility.

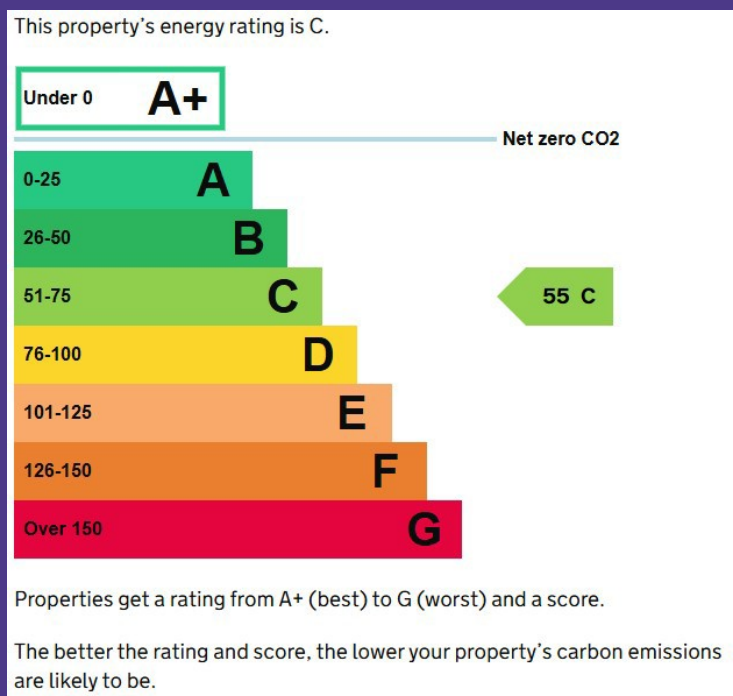
The property is available for immediate occupation and would suit a range of professional and service-based businesses.



ACCOMMODATION	SQ FT	SQ M	
GROUND FLOOR	788	73.21	
FIRST FLOOR	281	26.1	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (55).



RENT

£29,500 per annum exclusive

TERMS

To be let on a full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £7,800

Rates Payable: £3,892 (2025/2026)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

If this is your only business premises, zero rates may be payable.

VIEWING

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

VDBM

Chartered Surveyors



01923 845 222
property@vdbm.co.uk

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 any part of any offer or contract.