



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

### Harman House

1 George Street, Uxbridge, UB8 1QQ

Office

**TO LET**

**2,295 to 36,406 sq ft**

(213.21 to 3,382.23 sq m)

- Adjacent to the station
- Small suites available fitted or unfitted on flexible leases
- 2.7m floor to ceiling
- Onsite shower and changing facilities
- Air conditioned
- Car parking ratio - 1:368 sq ft
- Reception has been fully refurbished to include new business lounge
- New outdoor seating area

# Harman House, 1 George Street, Uxbridge, UB8 1QQ

## Summary

<b>Available Size</b>	2,295 to 36,406 sq ft
<b>Rent</b>	£32.50 per sq ft On Application
<b>Rates Payable</b>	£11.79 per sq ft Based on 2025 valuation
<b>Service Charge</b>	£13.61 per sq ft
<b>EPC Rating</b>	C (60)

## Description

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. The reception has undergone a comprehensive refurbishment including a new business lounge area. A new covered seating area has also been created at the front of the building.

3 small suites remain on the ground floor and will offer fully plug and play solutions or can be taken in Cat A condition.

## 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.

## Accommodation

The accommodation comprises of the following

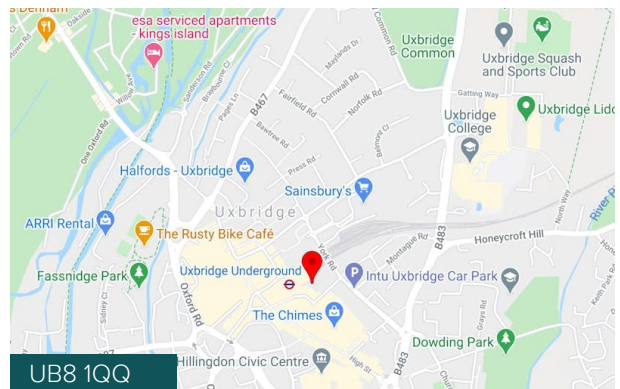
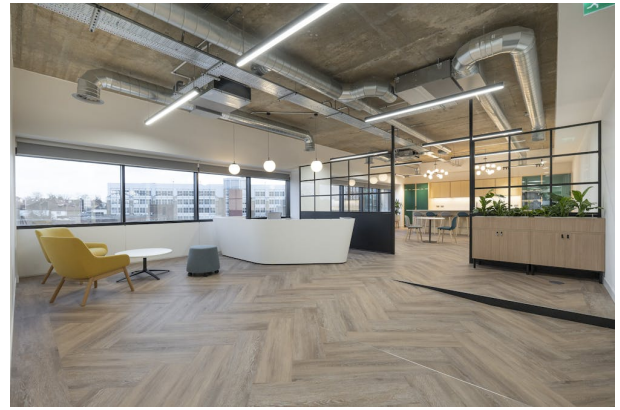
Name	sq ft	sq m	Availability
Ground - Suite B	1,453	134.99	Let
Ground - Suite 1	1,954	181.53	Available
Ground - Suite 3	868	80.64	Withdrawn
Ground - Suite 4	1,295	120.31	Available
2nd - Part	8,809	818.38	Available
3rd - Whole	13,945	1,295.53	Available
4th - Part	8,108	753.26	Available
<b>Total</b>	<b>36,432</b>	<b>3,384.64</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 B/C

Ground floor fitted suites include the following:

- New raised floors incorporating floor boxes with power connected & data cabling



## Viewing & Further Information



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**Angus Malcolmson (Avison Young)**

**Mark Rose (Rose Williams Ltd)**

- New floor carpeting & vinyl
- New suspended ceilings with integral LED lighting
- New kitchens including dishwashers, fridge & water coolers
- New meeting rooms
- New VRV air conditioning system
- New comms cabinets with data cabling which is linked to provide speedy fibre/broadband connection (via Bridge Fibre)

### **Viewings**

By appointment with joint sole agents only.

### **Terms**

New flexible leases direct from the Landlord for a term to be agreed.