

# TO LET

5TH FLOOR,  
FIRST NATIONAL HOUSE,  
79 COLLEGE ROAD,  
HARROW HA1 1BD

HIGH QUALITY, FULLY FITTED,  
5TH FLOOR OFFICES IN A PRIME  
HARROW TOWN CENTRE LOCATION

- From 2,000 Sq.ft (185.8 Sq.m.) to 8,626 Sq.ft. (801.36 Sq.m)
- Car Spaces Available
- Adjacent to Station
- Concierge Reception
- New Lease
- Low Cost Rental
- DDA Access Compliant



**OFFICE SPACE**  
FROM 2,000 Sq.ft. (183.8 Sq.m)  
TO 8,626 Sq.ft. (801.36 Sq.m)



**Chamberlain**  
COMMERCIAL

# DESCRIPTION

Spanning the entire 5th floor of First National House, this office space offers units available from 2,000 sq.ft (185.8sq.m.) to 8,626 sq.ft (801.36 sq.m). With panoramic views across Harrow Town Centre, Harrow on the Hill, and West London, the offices benefit from a modern, high specification internal fit-out, featuring large open plan office areas, executive cellular offices, meeting rooms, break-out spaces, and a reception area. Air conditioning is provided throughout.

First National House is a Landmark building in Harrow Town Centre totalling 43,000 sq. ft. of high quality office space. The building features a modern ground floor reception with full concierge service and two high speed passenger lifts.

The office space features large windows to all exterior walls giving plenty of natural light. The offices have been fully fitted to a high standard by the current tenant, offering a new occupier a potentially considerable cost saving. Alternatively there is a Landlords package for an open plan refurbished finish.

Up to 18 allocated car parking spaces are available to the offices.

Available on a new lease at competitive terms.

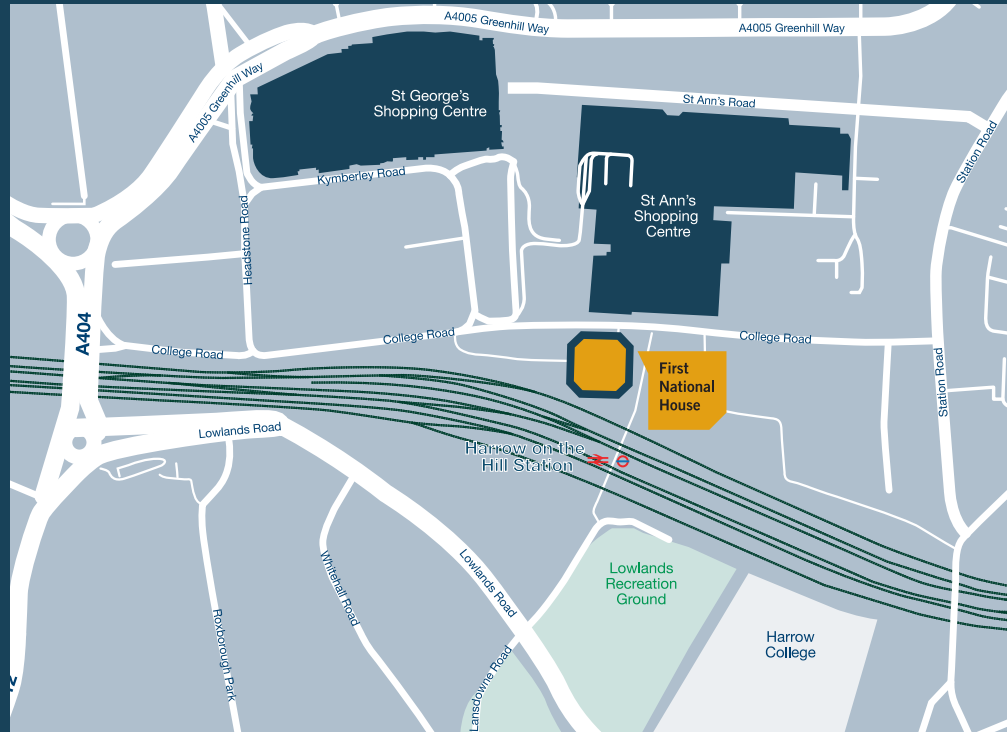


# LOCATION & CONNECTIVITY

**Harrow is a London suburb located 12 miles North west of Central London and 4 miles from Wembley Stadium.**

The Town enjoys excellent, accessible travel connections including Harrow on the Hill Station (Metropolitan Line and Mainline) with fast connections to Central London (20 minutes) and The City (35 minutes). There is also a main bus network hub and easy access to main arterial roads, motorway links (M1, M40 and M25) and Heathrow Airport.

First National House occupies a prime location in the Town Centre sitting above the entrance concourse of the station. Directly opposite is St Ann's Shopping Centre and within a minutes walk is central Harrow's main shopping precinct with St. George's Shopping Centre and its Vue cinema, major high street retailers, restaurants and cafes.



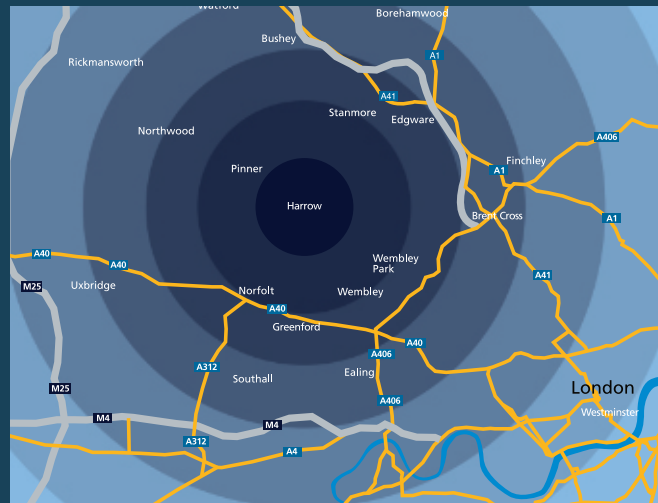
## BY ROAD

- Heathrow 33mins
- M1 J1 18mins
- M40 J1A 20mins
- M25 J16 22min
- A40 17mins
- North Circular 14mins

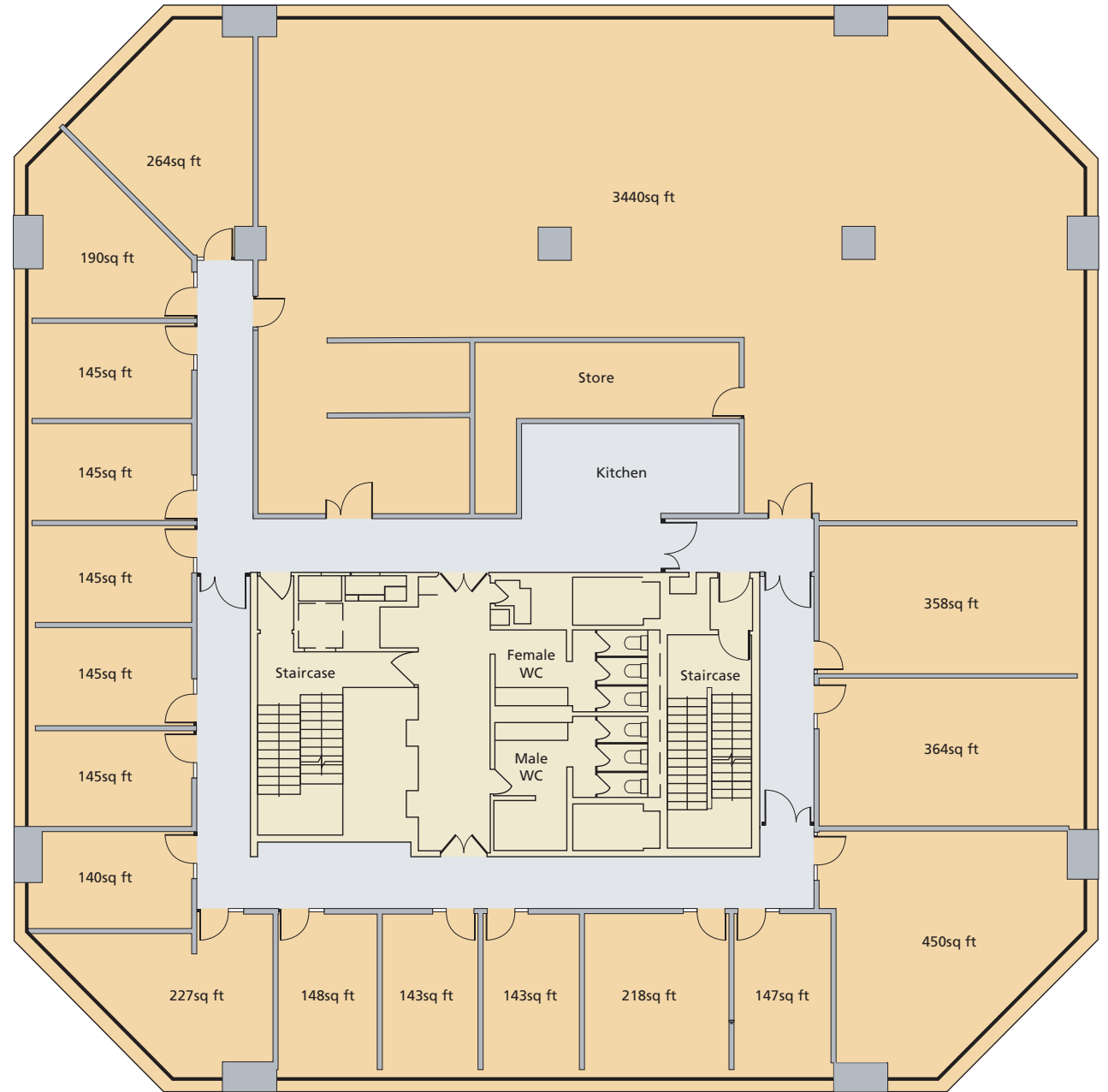
## BY RAIL

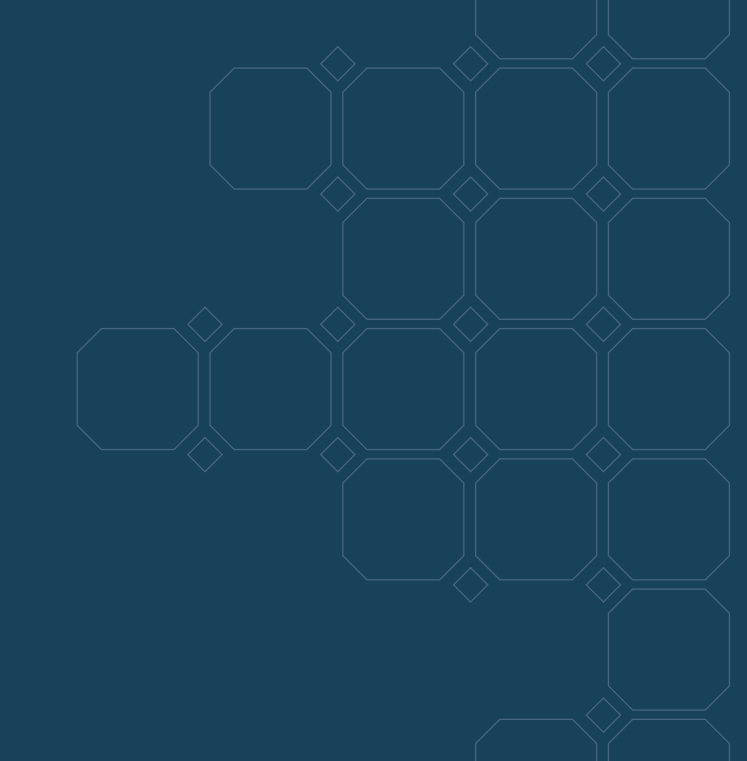
Harrow on the Hill

- Marylebone 16mins
- Baker Street 20mins
- Kings Cross 25mins
- Bond Street 29min (via Jubilee)



# FLOORPLAN





## TENURE:

Leasehold.

## TERMS:

Available by way of a new Full Repairing & Insuring Lease.  
Quoting rent on application.

## EPC:

Energy Performance Rating D

## VIEWING:

Strictly by prior appointment via sole agents  
**Chamberlain Commercial 0208 429 6899.**

### Contact

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