

FREEHOLD FOR SALE

Havelock
HUB
.com

**HAVELOCK PLACE,
HARROW HA1 1JL**

An opportunity to purchase a modern commercial building in a prime North-West London location.

- **11,441 sq.ft. / 1,062.90 sq.m.
Gross Internal Area**
- **Currently operating as a Serviced
Office Centre with 32 office suites**
- **Fully refurbished in 2021**
- **E Class use - suitable for offices,
medical, day centre or gym**
- **Prime Town Centre location**
- **Freehold for sale**



Chamberlain
COMMERCIAL

DESCRIPTION.

Havelock Hub was created in 2021 as a new Business Centre featuring contemporary studio style offices with attractive co-worker and break-out space.

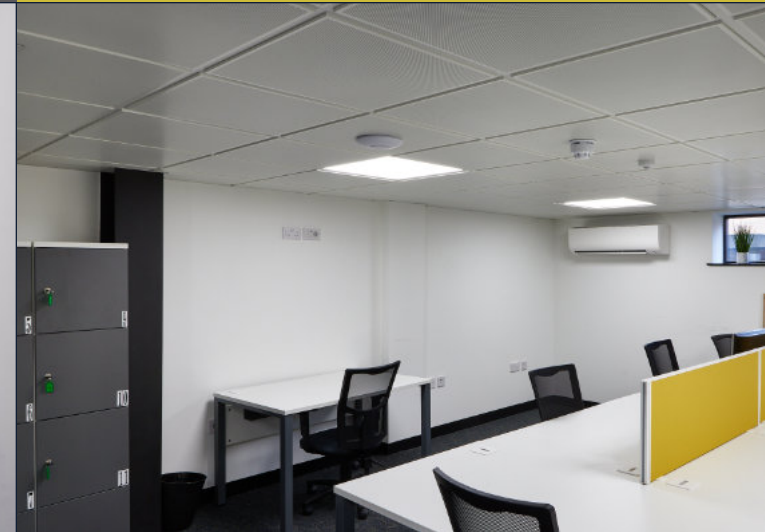
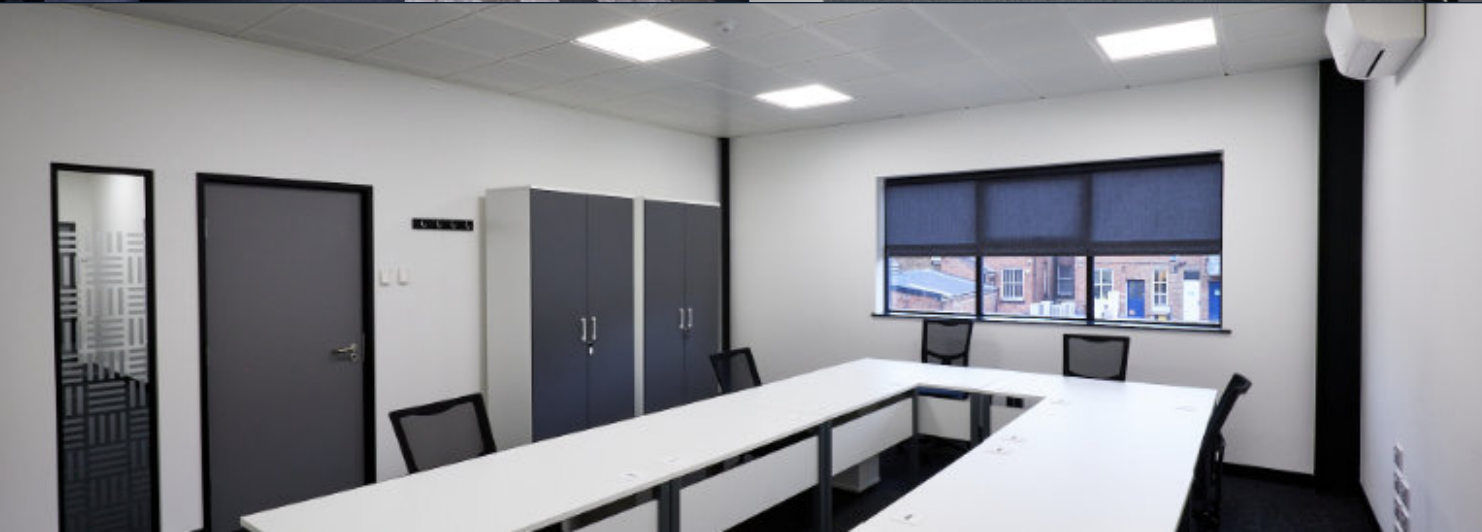
The building has been fully renovated to a high standard and provides 32 office suites, together with a concierge reception, open access

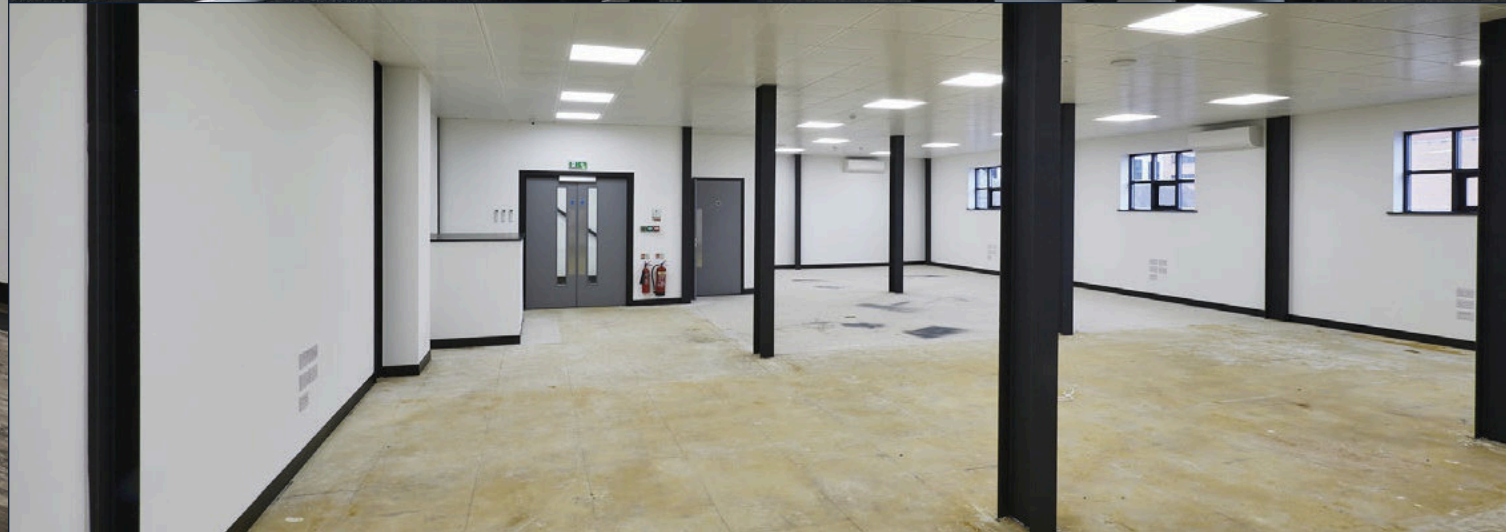
areas, fully fitted kitchens, shower facilities, bike stores and wc facilities on every floor.

Havelock Hub presents attractive and versatile workspaces, with each office suite having air conditioning, full plug and play IT, new carpets and furniture.



- Modern external steel cladding with distinctive double glazing
- Air conditioning to all internal areas
- LED ceiling tile lighting throughout
- Metal perforated suspended ceilings
- Exposed structural features
- Fully furnished and operational business centre
- Prime town centre location





LOCATION.

Harrow is a major London suburban town positioned 12 miles North West of Central London. Havelock Hub occupies a prime location in Harrow Town Centre close to the main shopping areas with its 2 covered shopping centres, Vue cinema and many major high street retailers, restaurants and cafes.

There are excellent, accessible travel connections including Harrow on the Hill Station (Metropolitan Line and Mainline) and a main bus network hub. Heathrow Airport is located 11 miles away and there is easy access to main arterial roads and motorways.

Harrow Town Centre is undergoing widescale regeneration. The urban landscape is changing into a densely populated commuter town with new hi-rise residential developments. The Town Centre is becoming a place where people live as well as work and as the new developments become populated, there is increase in demand for flexible workspace, hotels and leisure facilities.

Connectivity

Only three minutes from Harrow on the Hill Station, the property is accessible to various key locations.

By Road

Heathrow – 33 mins

M1 J1 – 18 mins

M40 J1A – 28 mins

M25 J16 – 28 mins

A40 – 17 mins

North Circular Rd – 14 mins

By Rail from Harrow on the Hill

Marylebone – 16 minutes

Baker Street – 20 mins

Kings Cross – 25 mins

Bond Street (via Jubilee) – 29 mins



LOCATION.



Station Road shopping precinct

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Harrow on the Hill Station

M&S

St. Anne's Shopping centre

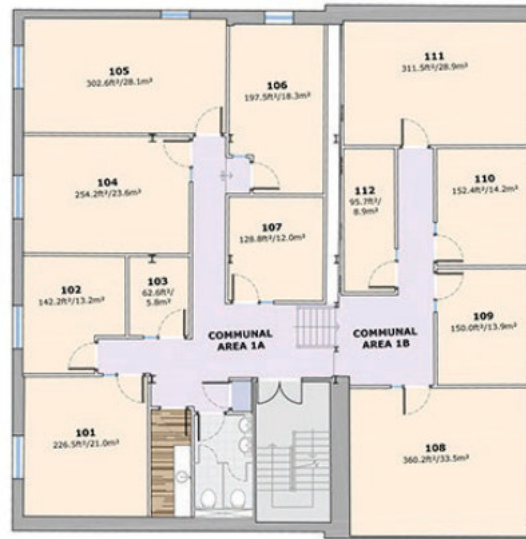
St. Anne's Road shopping precinct

St. George's Shopping centre

GROUND FLOOR



1ST FLOOR



FLOOR PLANS.

GROUND FLOOR

The ground floor has a concierge reception area, an attractive break-out area with open plan coffee bar, 4 lettable offices, co-work space, a meeting room, bike store., showers and WC's.

1ST FLOOR

The first floor has 14 lettable offices, kitchen and WC's.

2ND FLOOR

The second floor has 14 lettable offices, kitchen and WC's.

3RD FLOOR

The third floor is open plan and is suitable for a single company or could provide further small units.

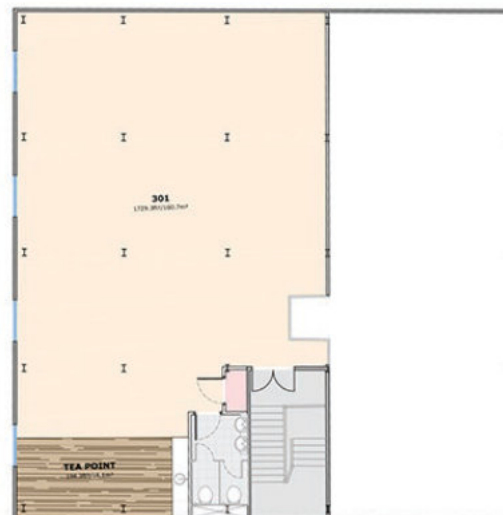
GROSS INTERNAL AREA

11,441sq.ft | 1,062.90sq.m.

2ND FLOOR



3RD FLOOR



GROSS INTERNAL AREA	3,100sq.ft	288sq.m	GROSS INTERNAL AREA	3,207sq.ft	298sq.m
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GROSS INTERNAL AREA	3,207sq.ft	298sq.m	GROSS INTERNAL AREA	1,927sq.ft	179sq.m
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BUSINESS CENTRE OFFICE SUITE SIZES.

GRND FLOOR	FLOOR AREA	
Suite GD1	96.7sq.ft	9.0sq.m
Suite GD2	179.2sq.ft	16.7sq.m
Suite GD3	158.9sq.ft	14.8sq.m
Suite GD4	265.4sq.ft	24.7sq.m
Suite GD5/Co-work	370sq.ft	34.4sq.m
Meeting room	275sq.ft	25.5sq.m
NET LETTABLE AREA	1,345.2sq.ft	125.1sq.m

1ST FLOOR	FLOOR AREA	
Suite 101	226.1sq.ft	21.0sq.m
Suite 102	142.2sq.ft	13.2sq.m
Suite 103	62.4sq.ft	5.8sq.m
Suite 104	254.2sq.ft	23.6sq.m
Suite 105	302.6sq.ft	28.1sq.m
Suite 106	198sq.ft	18.3sq.m
Suite 107	128.3sq.ft	12.0sq.m
Suite 108	360.2sq.ft	33.5sq.m
Suite 109	150sq.ft	13.9sq.m
Suite 110	152sq.ft	14.2sq.m
Suite 111	311sq.ft	28.9sq.m
Suite 112	95.7sq.ft	8.9sq.m
NET LETTABLE AREA	2,382.7sq.ft	221.4sq.m

2ND FLOOR	FLOOR AREA	
Suite 201	248.5sq.ft	23.1sq.m
Suite 202	158.1sq.ft	14.7sq.m
Suite 203	66.7sq.ft	6.2sq.m
Suite 204	158.1sq.ft	14.7sq.m
Suite 205	66.4sq.ft	6.2sq.m
Suite 206	322.2sq.ft	29.9sq.m
Suite 207	171.7sq.ft	15.9sq.m
Suite 208	137.6sq.ft	12.4sq.m
Suite 209	71.7sq.ft	6.5sq.m
Suite 210	382.2sq.ft	36.5sq.m
Suite 211	151.1sq.ft	14sq.m
Suite 212	151.1sq.ft	14sq.m
Suite 213	310sq.ft	28.8sq.m
Suite 214	96.6sq.ft	9.0sq.m
NET LETTABLE AREA	2,492sq.ft	231.5sq.m

THIRD FLOOR	FLOOR AREA	
NET LETTABLE AREA	1,927sq.ft	179sq.m

TOTAL NET LETTABLE AREA		
	8,146sq.ft	756.8sq.m



OPPORTUNITY.

Havelock Hub was developed by the current owners as a high-quality office centre in response to the diminishing availability of prime small and medium sized office accommodation in Harrow.

The property underwent a full shell-and-core refurbishment, being completely refitted, with works completing in 2021.

The property is for sale Freehold, as an operating Business Centre.

Alternatively, the building could be adapted to healthcare/ medical use, childcare or daycare, leisure, gym or wellbeing.

Other uses, such as education or place of worship, may be possible with Local Authority consent.

The property sits within the Harrow Town Centre Area of Intensification, where the development of tall buildings is encouraged. The property offers scope for comprehensive redevelopment, subject to Local Authority planning consent. There are a number of developments built and planned in the immediate vicinity where buildings exceed 16 storeys.

Price on application.



CGI for illustrative purposes only.



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For viewings and for further information please contact:

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