



15

**College Rd,
Harrow,
HA1 1BA.**

FOR SALE – Office Investment Opportunity



Proposal:

Offers in region of

£4,400,000

(Four Million Four Hundred Thousand Pounds)
Subject To Contract And a 2% Sourcing Fee

EXECUTIVE SUMMARY

- Rare opportunity to acquire premium offices in Harrow Town Centre.
- Total size of the property is 9,000 SQFT NIA.
- Majority of the property is Fully Let with 1 year AST's in place.
- The existing Annual Rent is £305,140 reflecting a 7% Gross Yield.
- Virtual Freehold - 999 years from 2015.
- Affluent & popular North West London suburb
- Located some 200m from Harrow on the Hill Underground Station
- Held within an Ltd Company (Special Purpose Vehicle)
- Perfect opportunity for a property investors looking to expand their commercial portfolio in a prime location
- Viewings are available through appointments only.

KEY FINANCIALS

Purchase Price	£4,400,000
Annual Rent	£314,238
Gross Yield %	7%

LOCATION

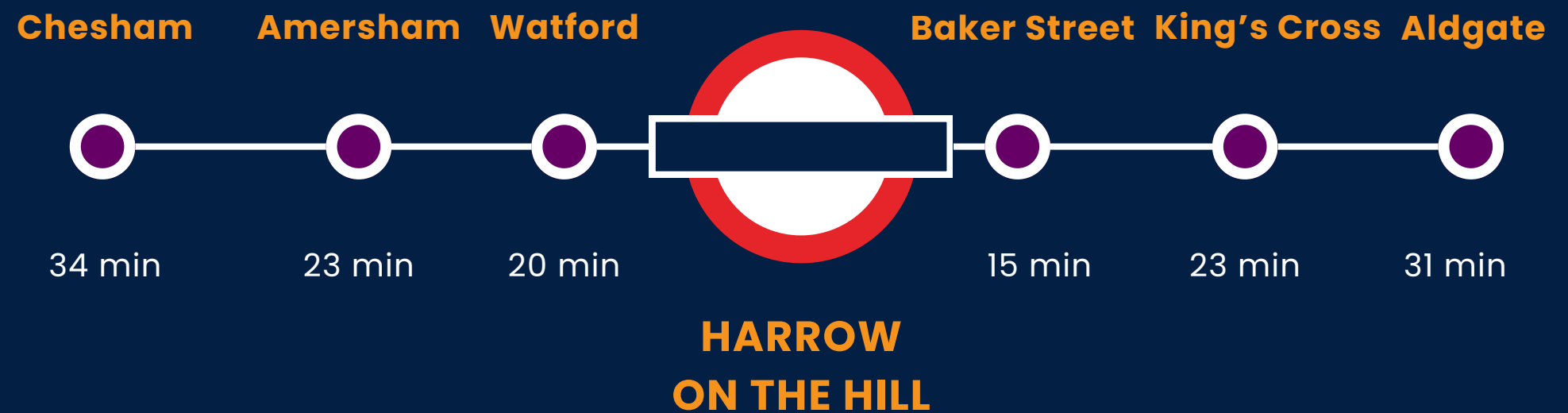
- Harrow is one of the strongest freeholdsub-markets for office space in London,with very limited supply of quality officeproperty and attractive rental levels which are below neighbouring areas such as Hammersmith, Ealing and Uxbridge.
- Harrow is also known for its rich cultural diversity and economic vitality, offers a unique blend of urban energy and suburban comfort, making it a highly desirable location for both businesses and residents.
- Harrow on the Hill, a calm and leafy affluent part of town with a villagey feel, with restaurants featuring practically every cuisine you can imagine here, while for shoppers, the winding High Street of Harrow on the Hill has independent stores as well as premium retail brands.



CONNECTIVITY

- The property is just moments away from Harrow's central business district, in a locale frequented by a diverse mix of professionals, shoppers, and students, ensuring constant foot traffic and visibility. Making it a highly desirable location for any business or investor. Situated within the heart of Harrow, one of London's most accessible boroughs, this property offers unparalleled transport links.
- The property is ideally located just a few minutes' walk from Harrow-on-the-Hill station. This station provides regular services to Central London, ensuring efficient access to Central London and regional access through Chiltern Railways.
- The property at 15 College Rd is highly accessible, surrounded by extensive bus routes for local travel. Its close proximity to key roads like the A404 and A312, as well as the M25 and M1 motorways, ensures easy travel within and beyond London. Additionally, its convenient location near London Heathrow Airport offers excellent international connectivity, ideal for businesses with global reach.

Metropolitan Line



DESCRIPTION

The property comprises a commercial use building which is arranged over ground and four upper floors. Internally the space is arranged as reception on the ground floor with offices above.

The complete 1st & 2nd floor is for sale, these floors are split into 21 units which offer a combination of style, functionality, and flexibility, making them ideal for a variety of professional uses.

Both floors are designed with a contemporary aesthetic, fitting for a professional and dynamic business environment. The building's modern infrastructure ensures that all technological and connectivity needs are seamlessly met.

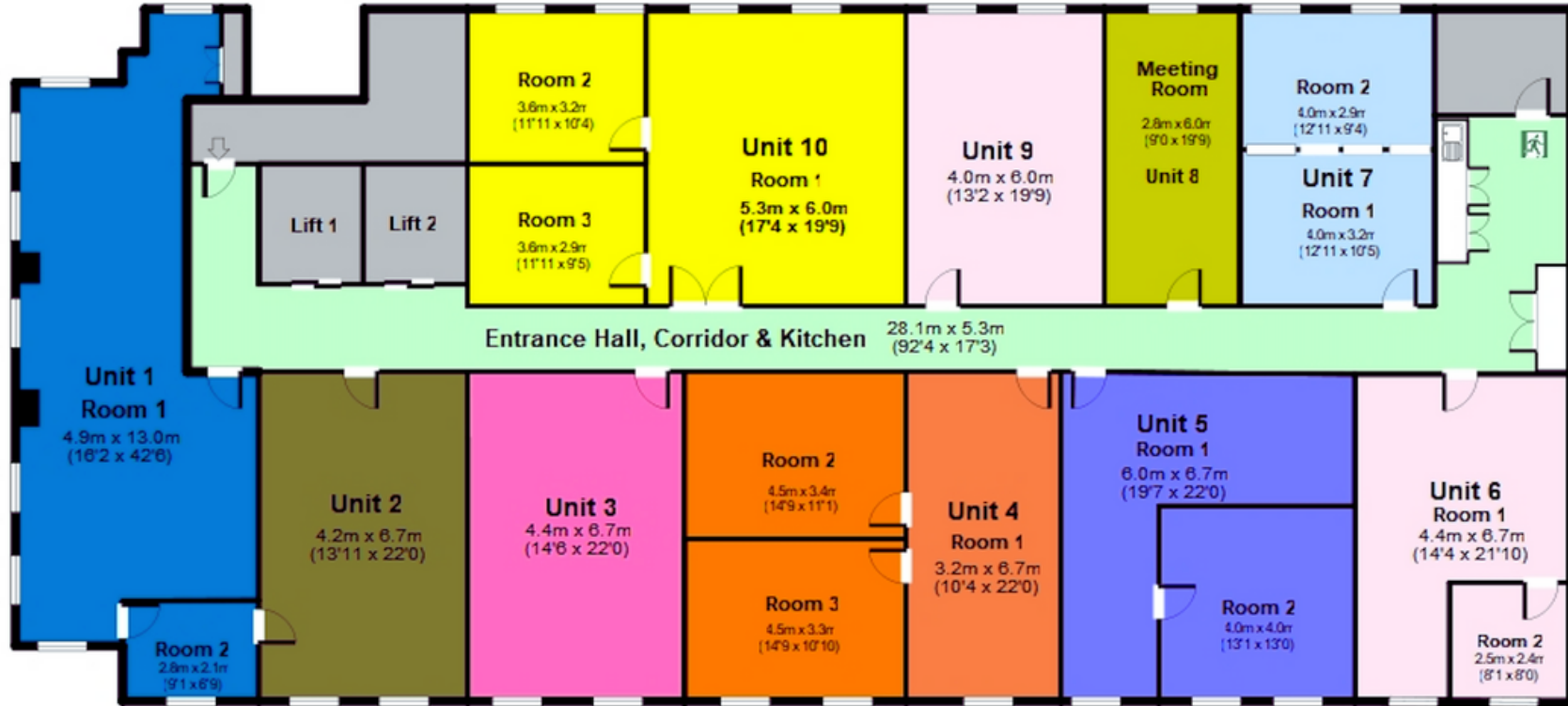
SITUATION

Nestled in the heart of Harrow, the esteemed property at 15 College Rd presents an unparalleled investment opportunity. This distinguished building is strategically positioned in one of Harrow's most dynamic and accessible locations.

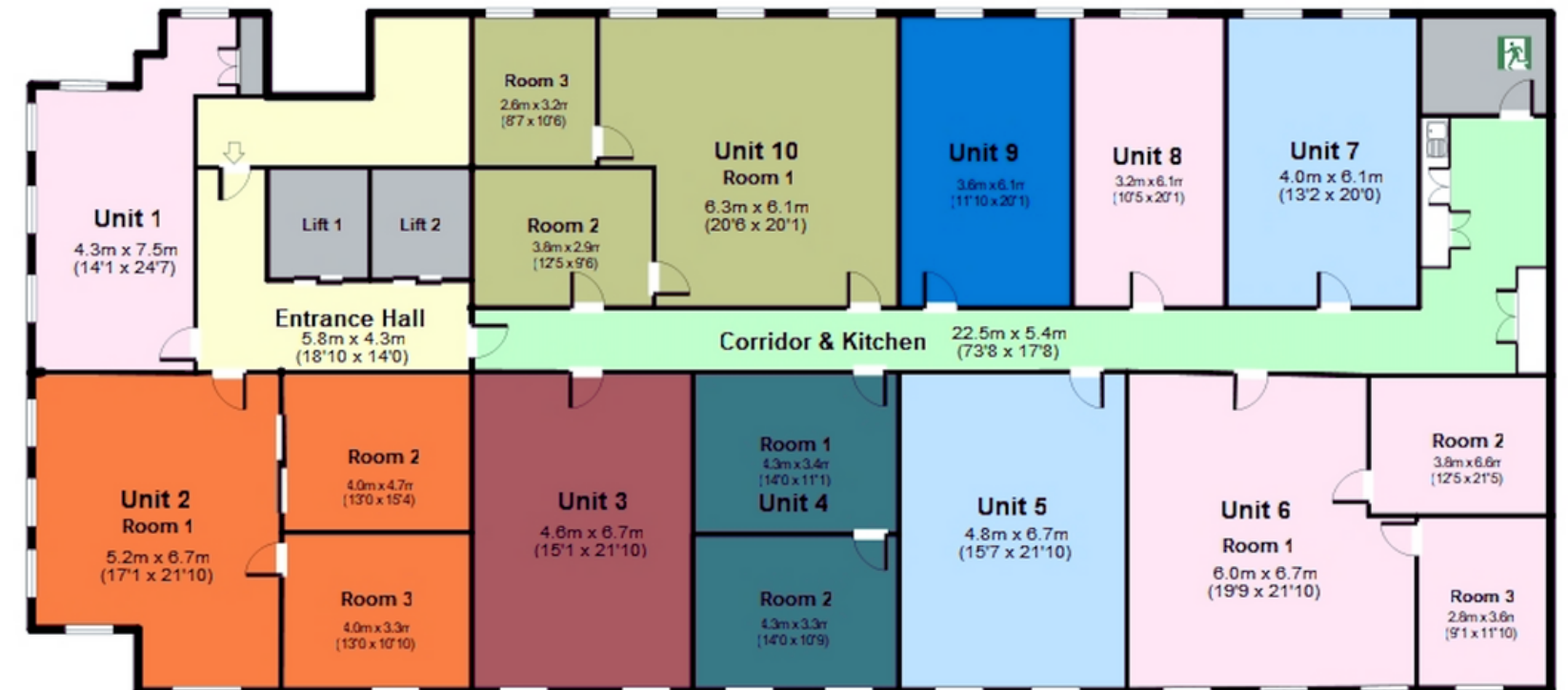
Surrounded by a thriving commercial district, the property benefits from high foot traffic and a bustling street presence, making it an attractive prospect for a variety of business ventures.

The property's proximity to key transport links further enhances its appeal. It is just a short stroll away from Harrow-on-the-Hill station, offering easy access to both local and regional destinations.

EXISTING FLOORPLANS:



First Floor



Second Floor

Total Area: 872 sq. m / 9379 sq. ft

15 College Road, Amba House, Harrow HA1

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission, or mis-statement. This plan is for illustrative purpose only and should not be tested and no guarantee prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operatability or efficiency can be given

Adom Saboonchian Floor Plan & Property Photography Services

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EXISTING RENT SCHEDULE

Suite Number	Area (SQFT)	Annual Rent	Rent £/psf
1	749	£26,658	£36
2	303	£21,503	£48
3	317	£14,400	£45
4a	555	£18,000	£32
4b	605	£21,000	£35
5	382	£12,000	£31
6	263	£10,200	£39
7	258	£10,380	£40
9	579	£29,040	£50
MS Annex 1	347	£12,000	£35
MS Annex 2	240	£13,800	£55
MS Annex 3	240	£7,200	£28
MS Annex 4	240	£6,600	£28
Lincon Suite	811	£26,760	£33
Lincon Annex	332	£13,320	£38
Lincon Annex 1	236	£9,000	£38
Lincon Annex 3	210	£8,000	£38
Lincon Annex 2	263	£10,000	£38
Krish	622	£19,776	£32
Management Suite	310	£14,100	£45
Management Annex 1	346	£10,500	£30
Total	8208 SQFT	£314,238	£37

Tenure

Virtual Freehold – (999 Years Lease from 2015)

VAT

The property is not elected for VAT.

Further Information

The CEPC asset Rating is 36 (Band B).
Full certificate and recommendation report is available.

For further information or to arrange a viewing, please contact us:

-  033 0179 7662
-  info@simplifiedsourcing.co.uk
-  382 Kenton Road, Harrow, Middlesex, HA3 8DP

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