

HARROW ONE

HARROW HA1

COMMERCIAL USE CLASS E OPPORTUNITY
NOW AVAILABLE



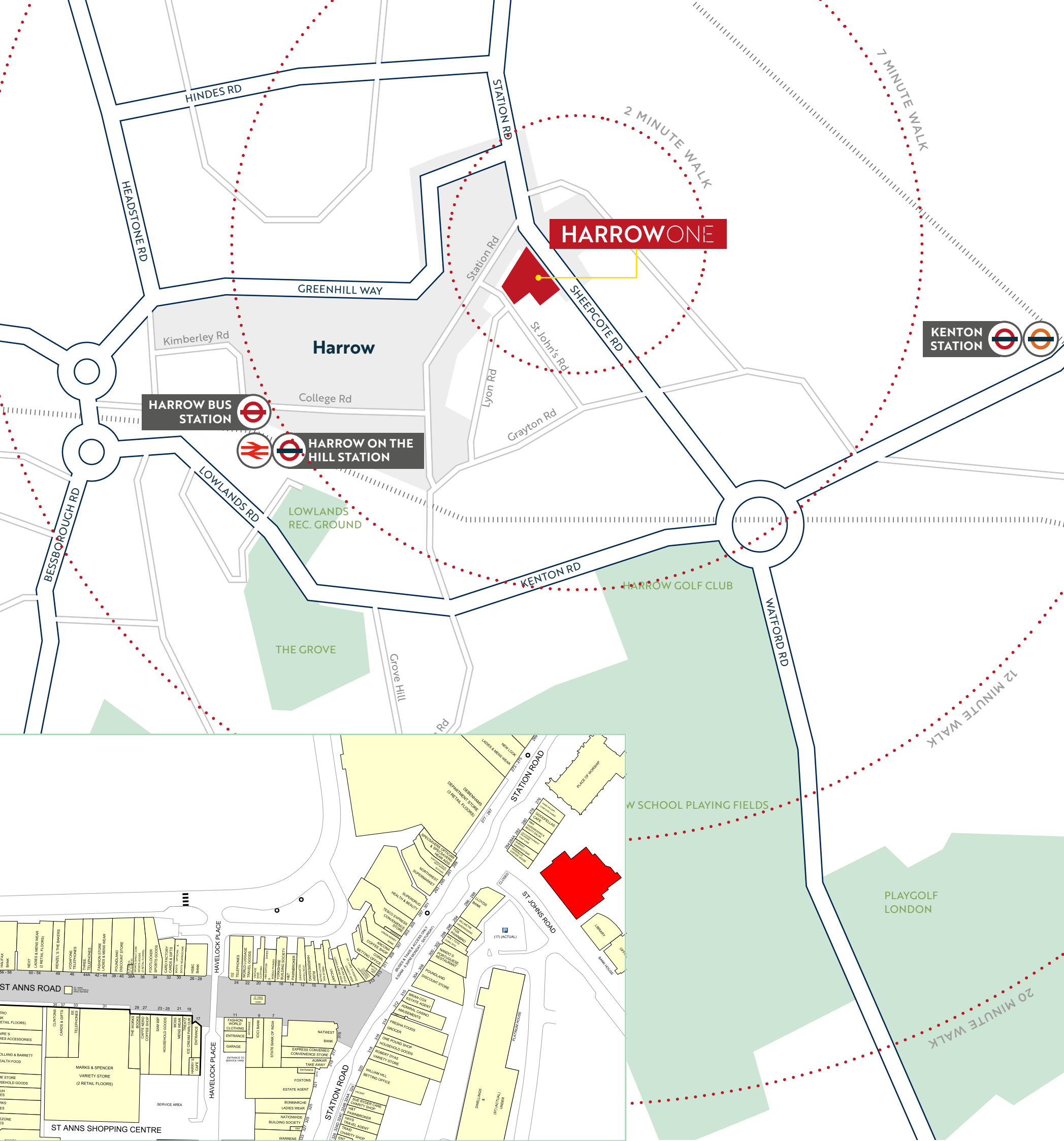
HARROW ONE, 1-3 ST JOHN'S ROAD, HARROW HA1 2EF
LONDON



ARCANE
REAL ESTATE

ALL ENQUIRIES
020 3612 8643

Hill
The Hill Group



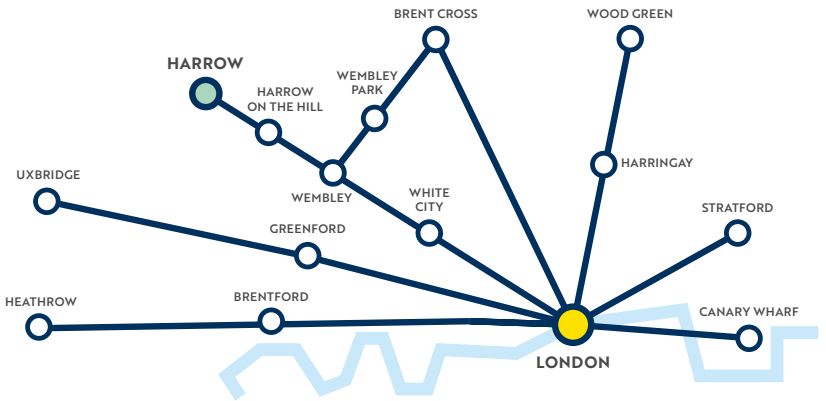
LOCATION

HARROW IS LOCATED APPROXIMATELY 12 MILES FROM CENTRAL LONDON, TO THE NORTHWEST OF THE CAPITAL.

It is on both the tube and rail networks, with train journeys to Zone 1 taking 17 minutes. It also enjoys excellent road connections, with easy access to the North circular, M1 and A40 – and from there the M25.

Harrow is a vibrant London neighbourhood and a popular place to live with families and professionals. It has good schools, attractive parks and green spaces, leisure and sports amenities, while the town centre is being upgraded with significant investment, reinvigorating its shopping, dining and public spaces.

The unit occupies a prominent corner position on St John's Road close to the junction with Station Road. Nearby occupiers include Tesco Express, New Look and Superdrug.



ON FOOT	BY BUS	BY RAIL/TUBE
4 MINS St Anns Shopping Centre	4 MINS Harrow on the Hill	7 MINS Wembley Park station
6 MINS Harrow on the Hill bus & train station	18 MINS Kenton station	17 MINS Marylebone station
9 MINS The Grove Open Space	24 MINS Pinner station	18 MINS Bond Street station
15 MINS Northwick Park	34 MINS Wembley Stadium	19 MINS The Regent's Park
16 MINS Kenton station	53 MINS Brent Cross Shopping Centre	19 MINS Paddington station
18 MINS Harrow School		20 MINS Oxford Circus station
20 MINS Harrow on the Hill		24 MINS King's Cross/St Pancras International station
		35 MINS Canary Wharf station (via Crossrail, change at Farringdon)
		2 HRS 43 MINS Paris (via Eurostar from St Pancras International station)

Sources: TfL, Google Maps, National Rail, Crossrail and Eurostar. Travel times are approximate. Some travel times calculated using multiple transport operators and are correct at time of going to press.

THE SCHEME

HARROW ONE IS A NEW COLLECTION OF MODERN APARTMENTS THAT ARE PERFECT FOR STYLISH, CONTEMPORARY LIVING, COMBINED WITH FANTASTIC CONNECTIVITY TO THE TOWN, CITY AND BEYOND.

The two impressive buildings enclose a beautiful landscaped courtyard garden, providing residents with outside space in addition to their own private balconies and terraces. Interiors are light, airy and open plan, with some boasting enviable views over the city. At the heart of the development is the newly built Victoria Hall. This brand new central hub

will provide a welcome space to bring residents together with the wider community to gather, learn and celebrate in this vital public realm.

Sustainability is also central to the scheme. There are around 400 bike storage spaces for residents to use, energy efficient appliances, and courtyard planting that has been specifically designed to encourage wildlife.

With its prominent location and high quality finish, it's an excellent choice for commercial ventures.



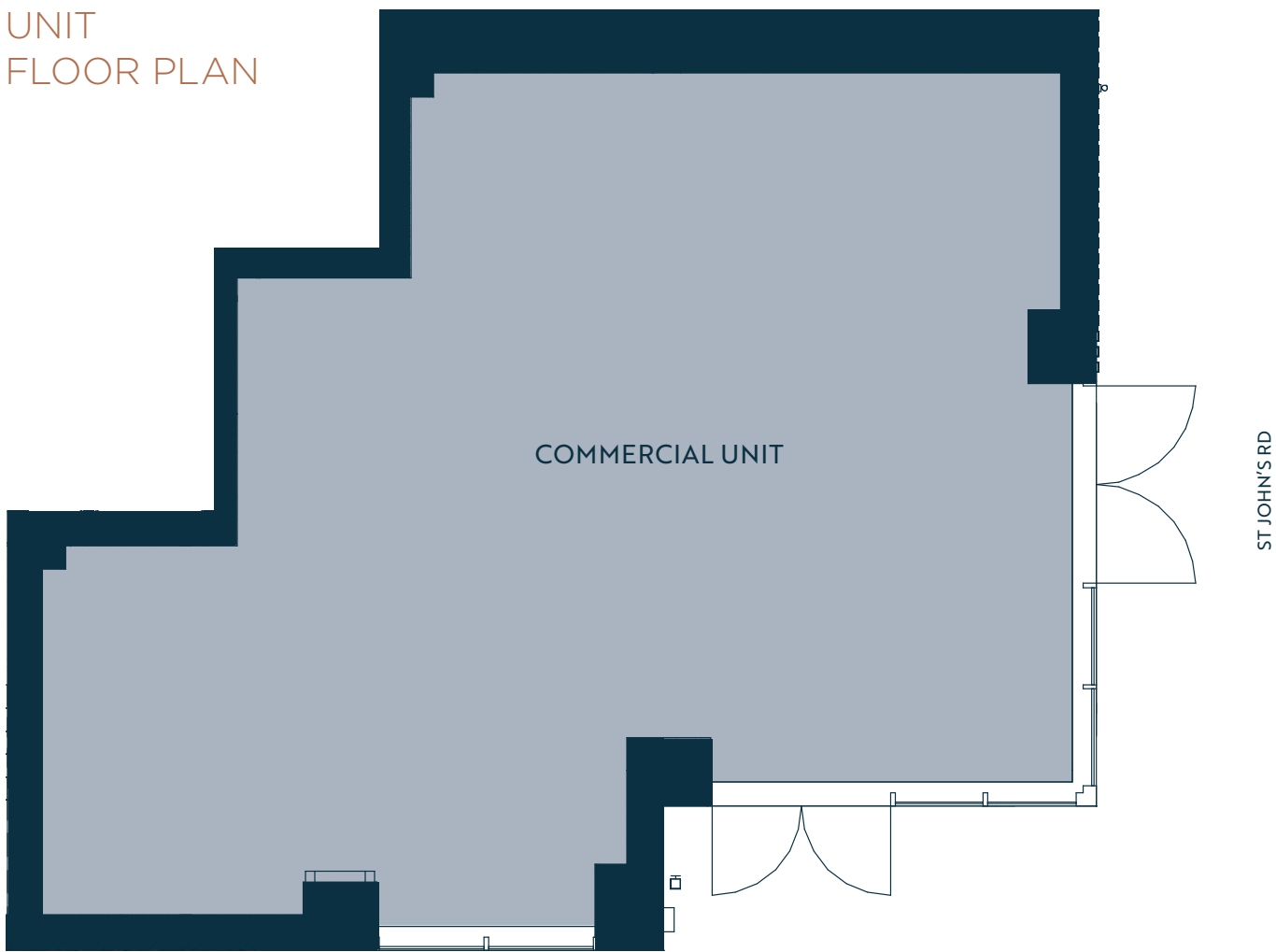
Harrow One is located on St John's Road, a short walk from the shopping centres and bustling streets of central Harrow. It's also one mile from affluent Harrow-on-the-Hill, a charming village with picturesque streets and independent shops.



COMMERCIAL SPACE AVAILABLE

THERE IS ONE UNIT AVAILABLE AT HARROW ONE.

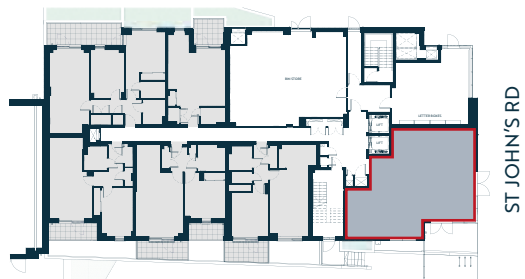
UNIT FLOOR PLAN



SITE PLAN OF DEVELOPMENT



BUILDING FLOORPLAN



THE DETAILS

ACCOMMODATION

The commercial accommodation is arranged over ground floor only fronting St John's Road.

Area: 834 sq ft
Use Class: E
EPC: Available on request

SPECIFICATION

- Shell finish
- Capped off services & utilities
- Full landlord technical pack available upon request

SALES TERMS

999 year lease

Consideration may be given to letting on new FR&I lease terms.

BUSINESS RATES

Interested parties to make their own enquiries via the local authority.

TIMING

Immediate

PRICE

£350,000

GET IN TOUCH

Viewing strictly by appointment with the agent only. For more information about this commercial opportunity at HarrowOne, please contact:

Arcane Real Estate
Contact: Oliver Church
E: Oliver@Arcane-RE.co.uk
T: 07738 195 557
M: 020 3612 8643

COMMERCIAL SPACE WITH HILL



The Scene, Walthamstow



Eddington market Square



Fish Island Village

HILL IS AN AWARD-WINNING HOUSEBUILDER AND ONE OF THE LEADING DEVELOPERS IN LONDON AND THE SOUTH EAST OF ENGLAND, DELIVERING BOTH PRIVATE FOR SALE AND AFFORDABLE HOMES.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic countryside.

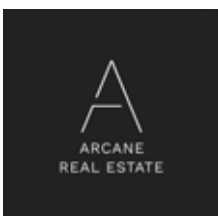
Hill prides itself on putting its customers first and was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021. Hill has also won over 450 industry awards in the past 20 years.

With a staff of over 650, the company operates from five strategically located offices across the South East, with its head office based in Waltham Abbey.

Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations. The commercial spaces Hill creates are carefully considered to complement the developments they are sited on, and serve their communities.

In 2019, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

hill.co.uk



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