

TO LET

5 Barratt Way Industrial Estate

Harrow, HA3 5TJ

Fully Refurbished

3,475 SQ FT (322.84 SQ M)

Key Points:

- Established industrial estate
- Approx. 5m clear eaves
- Ancillary offices
- 3 Phase power supply
- 1 level access door
- Designated car parking provision to front
- Walking distance to Harrow & Wealdstone Station

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Description

This prominently positioned mid-terraced, light industrial unit on a busy business park comprises an open-plan warehouse with shutter access and toilet facilities. It also benefits from ground & first floor office accommodation alongside allocated parking spaces. The unit has under.

Location

Barratt Way Industrial Estate is located on the west side of Tudor Road at its junction with Cecil Road, Wealdstone. It is approximately 1 mile to the north of Harrow town centre and ¼ mile from Harrow & Wealdstone Mainline and Bakerloo Line Underground services and numerous retail facilities. The building is approximately 5 miles south-west of the M1 motorway.



Floor areas

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse & Offices	3,475	322.84
Total	**3,475**	**322.84**

Rent

Rent on Application

Energy Performance Rating

33 - B

Terms

The unit is available by way of a new FRI lease on terms to be agreed.

Further details available upon request.

Business Rates

Interested parties are advised to make their own enquires with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices and other costs quoted exclusive of VAT.









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