

TO LET

2 Barratt Way Industrial Estate

Tudor Road, Harrow, HA3 5TJ

Fully Refurbished

3,159 SQ FT (293.48 SQM)

Key Points:

- Established industrial estate
- Approx. 5.2m clear eaves
- Ancillary offices
- 3 Phase power supply
- 1 level access door
- Designated parking
- Walking distance to Harrow & Wealdstone Station

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Description

This prominently positioned end-terrace, light industrial unit on a busy business park comprises an open-plan warehouse with shutter access. It also benefits from an eaves height of 5.2m (extends to 7.25m at apex), fitted office accommodation, alongside dedicated loading yard and parking spaces. The unit has been recently refurbished throughout.

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	3,159	293.48
Total	**3,159**	**293.48**

Rent

Rent on Application

Energy Performance Rating

To be reassessed

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.









Luke Audis

Senior Surveyor

Luke.Audis@colliers.com
+44 75577 061898



Stan Gibson

Senior Surveyor

Stanley.Gibson@colliers.com
+44 7776 605378



YC Lau

Graduate Surveyor

YC.Lau@colliers.com
+44 7551 383904

Joint Agents:

Telsar

Jack Pay
jp@telsar.com
+44 7411 576313

Tom Boxall
tb@telsar.com
+44 7481 186334

colliers.com

95 Wigmore Street
London W1U 1FF
United Kingdom

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