INDUSTRIAL TO LET | 1,964 SQ FT

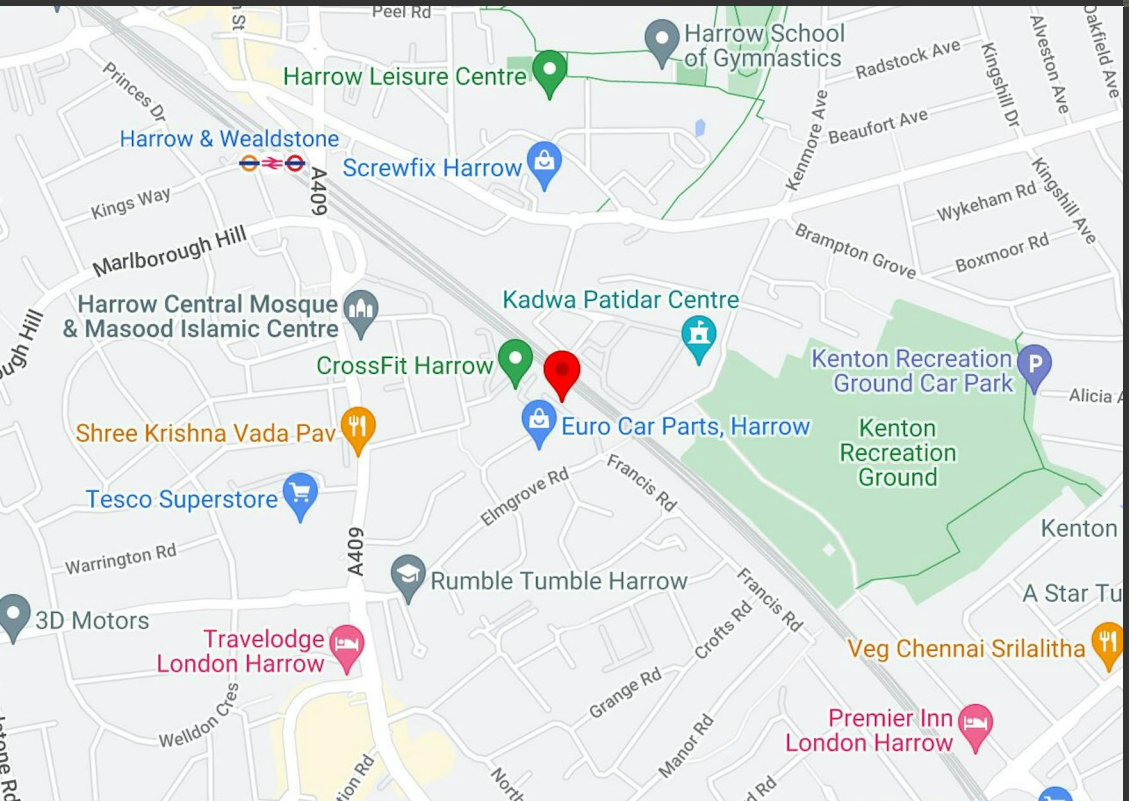
18 THE HAWTHORN CENTRE, ELMGROVE ROAD, HARROW, HA1 2RF

MODERN WAREHOUSE/INDUSTRIAL BUILDING WITH MEZZANINE OFFICE & KITCHEN

- Good Decorative Order
- Excellant Mezzanine Fitted Office
- Air Conditioned Mezzanine Office with Electric Heating
- Mezzanine Kitchen
- Manual Roller Shutter Loading Door
- Two WC's/Washrooms
- 3 Phase Power Supply
- 3 Allocated Car Parking spaces plus the space fronting the Loading Door

DESCRIPTION

The premises comprise a modern end-of-terrace Warehouse/Industrial unit situated on a modern industrial estate in Harrow.
The ground floor is mainly in open plan with a manual roller shutter loading door, with a boardroom/office and two WC/Washrooms and a 3-Phase Power Supply.
The Mezzanine open plan office is in excellent decorative order with spot lighting and four skylights plus being fully carpeted and having aluminium double glazed windows overlooking the ground floor area as well as an adjoining kitchen area.
The premises comes with 3 allocated car parking spaces plus the space in front of the loading door.
The premises are available on a new FRI Lease for a term of either 3 years or for a term of 6 years with a Rent Review and a Tenants Break at 3 years subject to 6 months prior written notice being given to the Landlords.



LOCATION

The premises are situated on a modern industrial estate which is located at the eastern end of Elmgrove Road being close to Station Road in Wealdstone. Harrow and Wealdstone Underground and Overground Stations are located close by as well as the local shopping centre in Harrow.

HELP IS HERE!

THINK
CAUTION
MIND YOUR HEAD

AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Storage & Distribution	1,256	116.69	Let
Mezzanine - Office and Kitchen	708	65.78	Let

RENT

£35,000 per annum £17.82 per sq. ft.

RATES & CHARGES

Service charge: £4,500 per annum Linked to the RPI.
Rates payable: £15,094.75 per annum

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 17/06/2026