

Unit 5, Archdale Business Centre Brember Road, Harrow HA2 8DJ



Freehold Warehouse/Office Unit
Size 3,678 sq ft (341.69 sqm) gross Sale Price £895,000

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COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location

The Unit lies within the Archdale Business Centre, a small industrial estate on Brember Road, just off the A312, with excellent access and links to the A40 (M40) and the North Circular A406. South Harrow underground station (Piccadilly Line) is a 5 mts walk. There are various bus routes on the main road A312. Close by are a Shell petrol station, Waitrose, Dunhelm Mills, Homesense and Sports Direct.

Description

The warehouse unit is a brick-built building arranged over 2 floors. It has an electric shutter and a separate entrance door. The entrance leads to a lobby, where there is one room to the left with metal bars for security, and an open plan warehouse to the right, extending all the way to the rear with a door leading to the fire exit, and another storage cum kitchenette.

The staircase from the entrance lobby leads up to the first floor through to a reception / open seating area, male and female toilets, and a kitchen. A corridor leads from the reception to offices on both sides. There are 4 offices in all, with a door at the end opening to a staircase leading down to the ground floor fire exit.

The ground floor is concrete with a head height of approximately 10 ft. The first floor is carpeted, has air conditioning and a suspended ceiling. Further benefits include gas central heating, CCTV and a security alarm system.

Size

Ground Floor	2,112 sq ft (196.23 sqm)
First Floor	1,500 sq ft (145.46 sqm)
TOTAL AREA	3,678 sq ft (341.69 sqm)
GF Floor to Ceiling height	3.05m
Shutter Dimension	H 3.05m x W 2.74m

Price

The Freehold Price is £895,000.

Tenure

Freehold. Vacant possession will be available upon completion.

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Rental Value / Income

The current rental value is at approximately £66,200 per annum (£18 psf) At present it is let temporarily at a lower rent, of £40,200 pa until the property is sold. Vacant possession will be given on completion to use for your own business or to Let at the current value.

Business Rates

The current Rateable Value is £38,000 (01 April 2026 to present). The Rates Payable are approximately £16,416 pa before any rebate is applied. Interested parties are advised to rely on their own enquiries from Harrow Council.

CEPC

The Commercial Energy performance rating is 75C (51-75) valid until 26 Oct 2035.

Service Charge – Nil

Floor Plan – see below

Access & Parking

Clear access, just off Brember Road. The unit has 2 dedicated parking spaces at the front of the unit, ideal for loading / unloading with a level loading bay to the shutter.

Available Immediately.

Viewing is by appointment only through sole agents Ashton Fox Commercial. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk to arrange a viewing.



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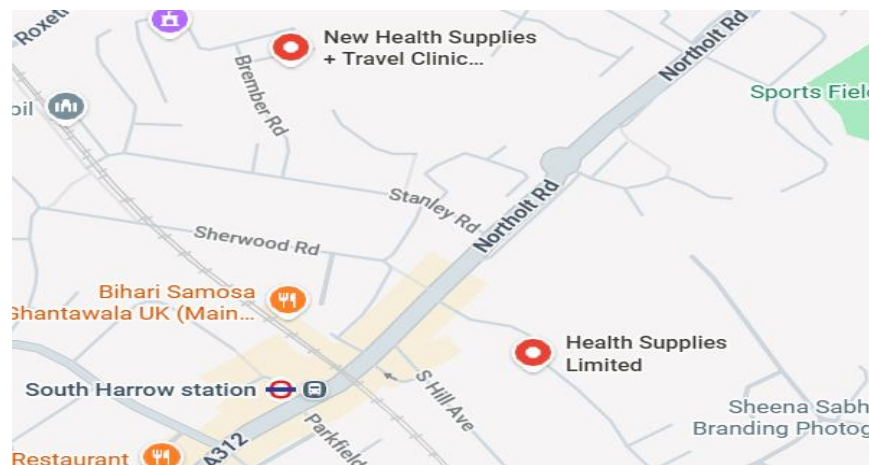
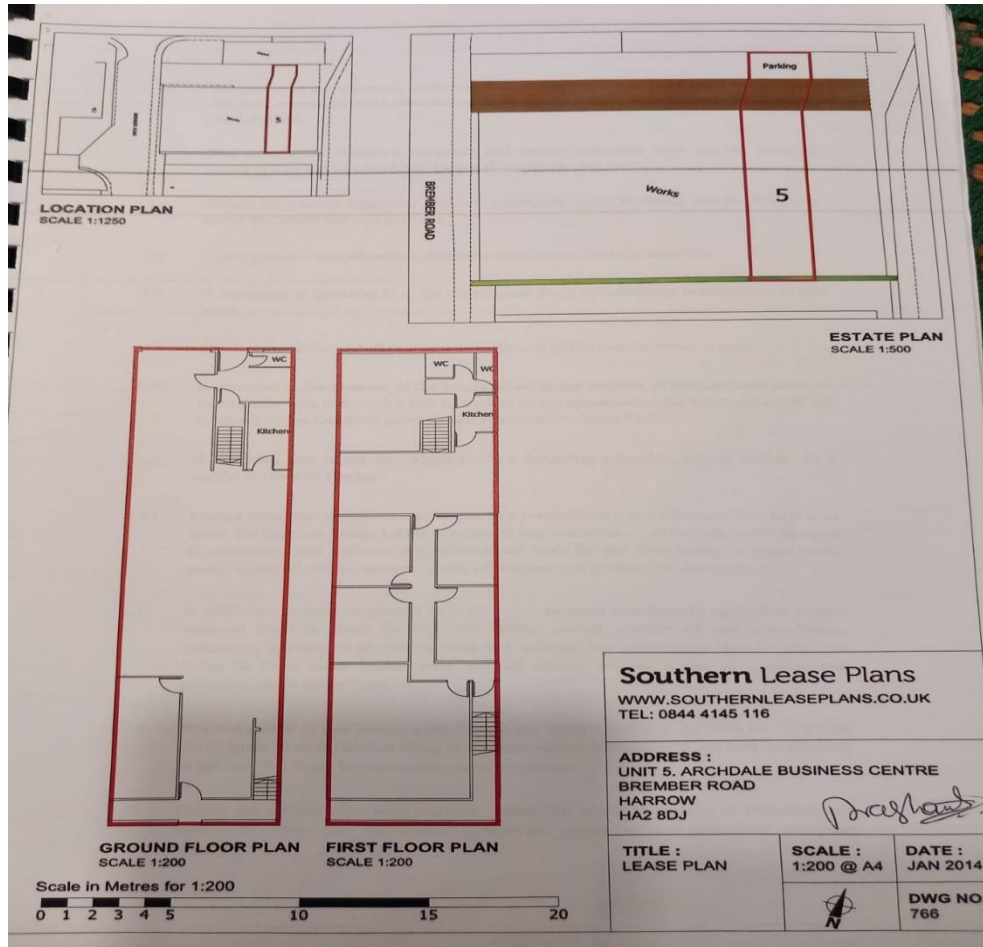
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Floor Plan



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