ASHTON FOX
COMMERCIAL

Unit E1, Phoenix Business Centre, Rosslyn Crescent, Harrow HA1 2SP







Warehouse Unit To Let 1,361 sq ft RENT£23,000 + vat pa

www.ashtonfox.co.uk

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

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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

Phoenix Business Centre is located on Rosslyn Crescent, opposite Harrow Civic Centre. It has excellent public transport links, being within walking distance of Harrow Town centre, Harrow- on- the- Hill and Harrow & Wealdstone Stations, various bus routes on the A409 Station Road, and the Tesco Supermarket which is at a mere 5 minutes' walk.

ACCOMMODATION

Unit E1 is approximately 1,361 sq ft. It is a brick built self-contained unit with a ground floor warehouse and mezzanine floor air-conditioned office, kitchenette, toilet and open seating area. The unit has a pitched roof, an electric roller shutter and a separate entrance door. Allocated parking for 2 vehicles is included.

Phoenix Business Centre is a well maintained, established industrial estate with on site management, and CCTV cameras throughout the Complex. There is 24/7 access to the warehouse units and a secure gated entry system.

SIZE – The approximate measurements are:

Total Floor area	1,361 sq ft (126.43 sqm)
Ground Floor	922 sq ft (85.65 sqm)
Mezzanine Floor	439 sq ft (40.78 sqm)
Floor to Ceiling Height	4m at the eves rising to 9.8m at the highest
Shutter Dimensions	(H) 3.5m x (W) 2.8m

RENT

£23,000 + vat per annum.

BUSINESS RATES

The Rateable Value from 1 Apr 2026 to present is £19,250 and the Rates payable would be approximately £8,316 pa. We advise all interested parties to verify this with Harrow Council and check for any rebate or relief that you may be entitled to.

CEPC

The commercial EPC rating is 60C, valid until 18 March 2029.

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AMENITIES

- Clear access for active loading /unloading
- Designated parking for 2 cars included
- Electric Remote-Control Shutter
- Well established estate with CCTV and security lighting throughout
- Ground Floor Warehouse has a concrete floor and level loading bay
- High apex ceiling with skylights
- First Floor Mezzanine Office, with wood laminate flooring and air conditioning
- Kitchenette, WC and open seating / break out area
- 3 Phase Electric, gas and water supply
- Gated Site secured from 10pm to 4 am
- 24 Hr Access
- Onsite management
- Flexible Terms
- Available Immediately

TERMS

- The preferred Tenant would be a homeowner or provide a homeowner Guarantor
- 3 month's Deposit
- 3 month's Rent in Advance + VAT
- 3 years Lease, renewable
- Credit Check required

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Monthly services: For water, site security, building insurance and maintenance fee.

Gas & Electric Metered, payable to landlord

VAT charged on all Rents and Services (except on the Deposit)

The unit would suit most businesses for storage and distribution or light industrial use.

Please note, the following trades are not accepted:

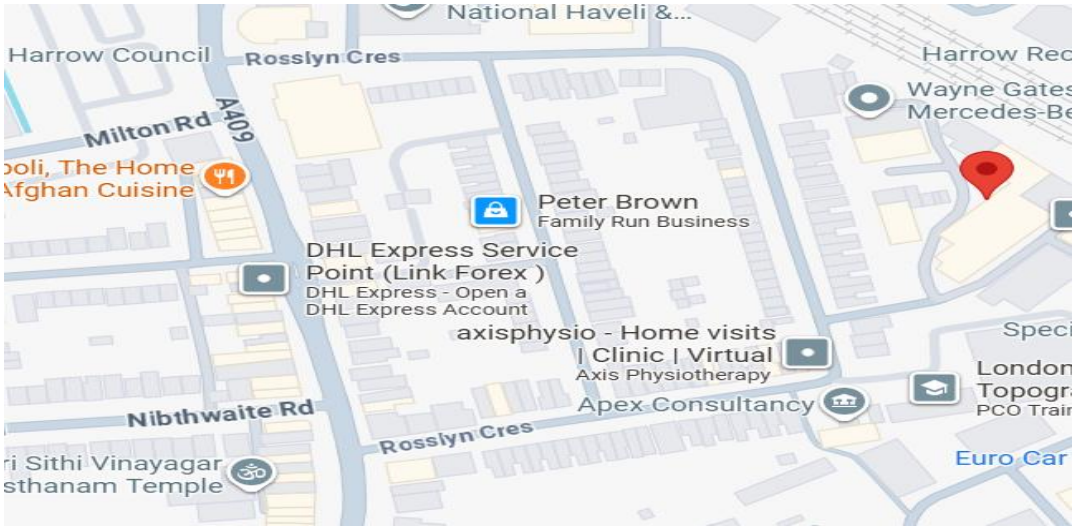
Car business of any kind
Carpentry, Joinery
Gymnasium/Personal Trainers

AVAILABILITY

Available from early Dec. Early viewing is highly recommended.

VIEWING

Viewing is by appointment only, through Ashton Fox Commercial. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk



Misrepresentation Act 1967 These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. The internal images are representative if the units and may not be of the exact unit described in the above particulars. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.

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