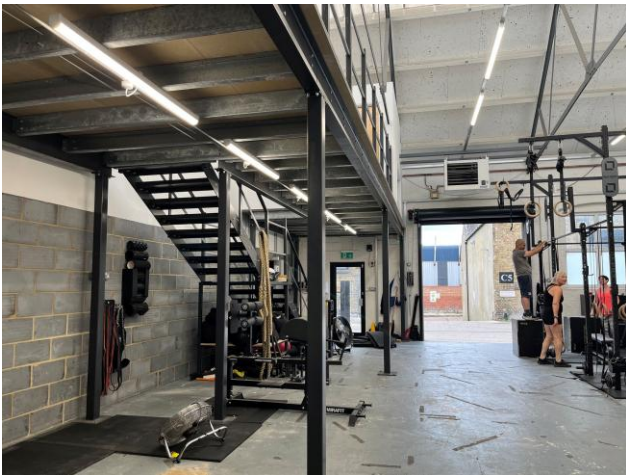


Unit E3 Phoenix Business Centre, Rosslyn Crescent, Harrow HA1 2SP



Warehouse Unit To Let 1,361 sq ft RENT£24,000 + 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

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

Phoenix Business Centre is located in Harrow, close to Harrow town centre. The gated Estate is within walking distance of Harrow & Wealdstone Station as well as Harrow on the Hill Station. It is minutes away from the Station Road A409, with its shops and take aways and is served by many bus routes.

DESCRIPTION

Phoenix Business Centre is a well maintained and gated industrial estate. It is secure with card entry, lighting and CCTV throughout. There is 24/7 access to the units, and on-site management.

ACCOMMODATION

The unit has an open plan ground floor and staircase leading to a small mezzanine floor. It has a high apex ceiling, an electric roller shutter and a separate door. It is self-contained, with a kitchenette, WC, and has 2 allocated parking spaces included in the rent. The unit is suitable for storage or light industrial use.

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 eaves rising to 9.8m at the highest
Shutter Dimensions	(H) 3.5m x (W) 2.8m

RENT

£24,000 + vat pa exclusive.

BUSINESS RATES

Tenants are advised to make their own enquiries from Harrow Council regarding the Rates payable for their business.

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EPC

The Commercial EPC Rating is 56C, valid until 19/03/2029

AMENITIES

- Clear access for deliveries
- Level bay for loading / unloading
- Electric remote roller shutter
- CCTV throughout the estate
- Ground floor warehouse with concrete floor
- The First floor Office with air conditioning
- Heater on ground floor
- Kitchenette and open seating area on first floor
- WC and shower room on ground floor
- 24 Hr Access
- Gated site secured from 10pm to 4 am with 24/7 access

TERMS

- 3-years Lease, with no break
- Rent + vat payable quarterly in advance
- Deposit of one quarter payable in advance
- Monthly services
- Gas & Electric metered, payable to Landlord
- Tenant to be a homeowner OR have a Guarantor who is a homeowner
- Tenant to have an excellent credit rating.

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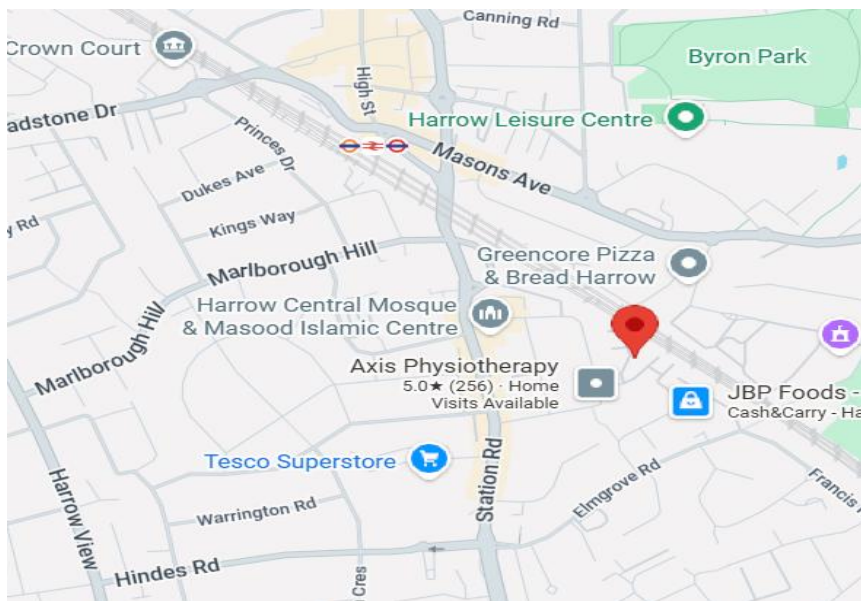
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Please Note – The following Businesses are NOT allowed in this estate:

- Car business of any kind
- Joinery Business
- Personal Trainers or Gymnasium Business

Available from 1 Nov. Viewing is strictly by appointment only, through Ashton Fox Commercial. Please call us on 020 8238 5588 or email us on sales@ashtonfox.co.uk to book a viewing.



Note: These details are for guidance only and should not be relied upon before inspection and full information supplied. They do not constitute part of an offer or contract. All figures quoted are exclusive of VAT where applicable.

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