

Unit G2 Phoenix Business Centre Rosslyn Crescent, Harrow HA1 2SP



Warehouse / Light Industrial Unit To Let
1,219 sq ft (113.24 sqm) Rent £22,000 + vat pa exclusive

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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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 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.

DESCRIPTION

Unit G2 is approximately 1,219 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	1,219 sq ft (113.24 sqm)
Ground Floor	825 sq ft (76.64 sqm)
Mezzanine Floor	394 sq ft (36.60 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

£22,000 + vat pa exclusive.

BUSINESS RATES

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

CEPC

The commercial EPC rating is 115E, valid until 24 Apr 2027

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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

TERMS

Tenant must be a homeowner

Lease to be in personal name

Have excellent credit rating

One quarter's Rent as Deposit

One quarter's Rent in Advance + vat

3 years Lease with no break

Credit check required

Copy of passport and 2 utilities bills required

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Monthly services: For water, site security, building insurance and maintenance fee.
Gas & Electric Metered, payable to the landlord.

EPC certification

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

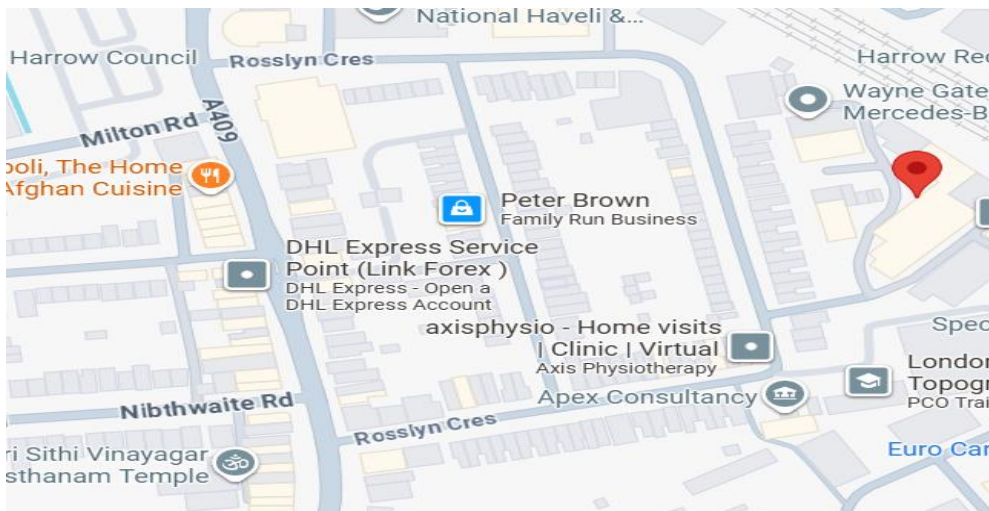
AVAILABILITY

The unit will be available from 9 Nov. 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 of 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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