

Stimpsons

Hailsham Drive, Harrow, HA1 4TR

To Let | 5,691 sq ft

Refurbished Warehouse/Industrial Unit in Harrow

Summary

- Rent: £136,584 per annum
- Business rates: £34,132.50 per annum Based on 2023 Rating. Rates payable 2025/26
- VAT: Applicable
- Estate charge: £3,609.71 per annum
- EPC: B (39)
- Lease: New Lease

Key Points

- Popular and well estalished industrial park
- Excellent vehicular access
- 5.55m clear height rising to 7m at the apex
- Flexible undercroft and first floor offices
- 10 car parking spaces
- Close to town centre and Harrow and Wealdstone station

Description

A semi-detached property comprising a modern light industrial/ warehouse / trade unit of steel portal frame construction with ground floor undercroft for future flexible fit out and first floor office accommodation. To the front is a loading apron served by an electric up and over level loading door. Other occupiers on the estate include Halfords Auto Centre, Autoglass, Racal Acoustics and Electro Rent.

Location

Waverley Industrial Park is located north of Harrow town centre within a short walking distance of Harrow & Wealdstone Station and local shops (within 10 minutes). The A40 is within 3 miles and Junction 1 of the M1 is within 5 miles. Harrow & Wealdstone Station provides a fast (from 14 minutes) connection to London.

Accommodation

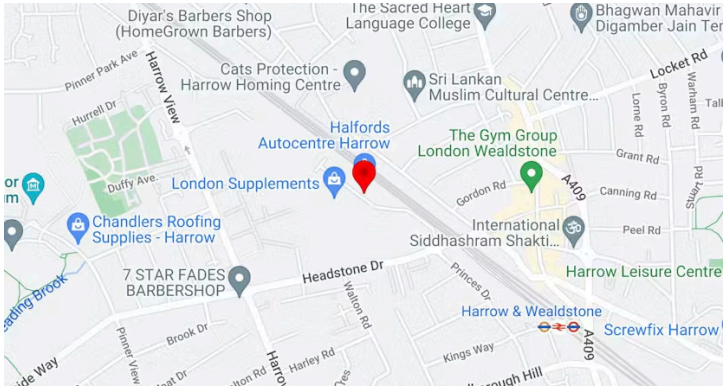
Name	sq ft	sq m
Ground - Warehouse	4,639	430.98
1st - Offices	1,052	97.73
Total	**5,691**	**528.71**

Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed.

VAT

VAT will be payable on the rent and service charge.



Further information

- View details on our website

Contact & Viewings



Philip Cook
01923 604 026 | 07801 098097
philip.cook@stimpsons.co.uk

Viewings

Strictly by appointment via joint agents (Monday to Friday 0900 to 1730)



