UNIT 15
Waverley Industrial Park Harrow, HA1 4TR

Recently refurbished

TO LET Warehouse / Industrial Unit

5,586 sq ft (519 sq m)

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Property Features

- Recently refurbished
- Popular and well established industrial park
- Excellent vehicular access
- 5.55m clear height rising to 7m at the apex
- Warehouse lighting
- Flexible undercroft and fitted first floor offices
- 10 car parking spaces
- Close to town centre and Harrow & Wealdstone Station
- A40 (3 miles) / M1 (5 miles)

Warehouse interior

Description

A semi-detached modern light industrial / warehouse / trade unit of steel portal frame construction with ground floor undercroft for future flexible fit out and first floor fitted 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, 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 Euston and a Bakerloo Line service to Central London via Paddington and Marylebone.

Accommodation

UNIT 15	sq ft	sq m
Warehouse	3,412	317
Undercroft and Welfare	1,087	101
First Floor Fitted Offices	1,087	101
TOTAL	**5,586**	**519**

All areas are approximate gross external

Rates

The property has a rateable value of £61,500 (2023) and is described as “warehouse and premises”. All interested parties should make enquiries at Harrow Council.

Office interior

Warehouse interior

Office interior

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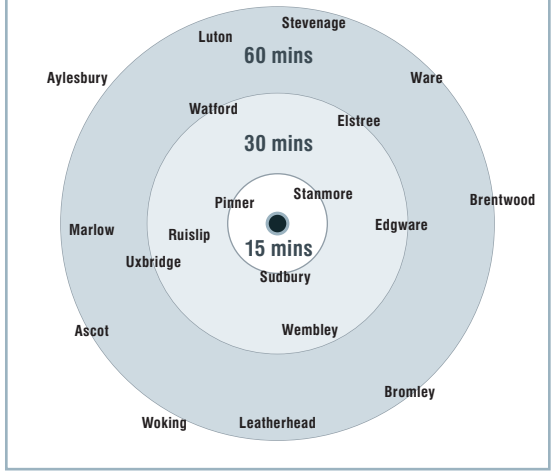
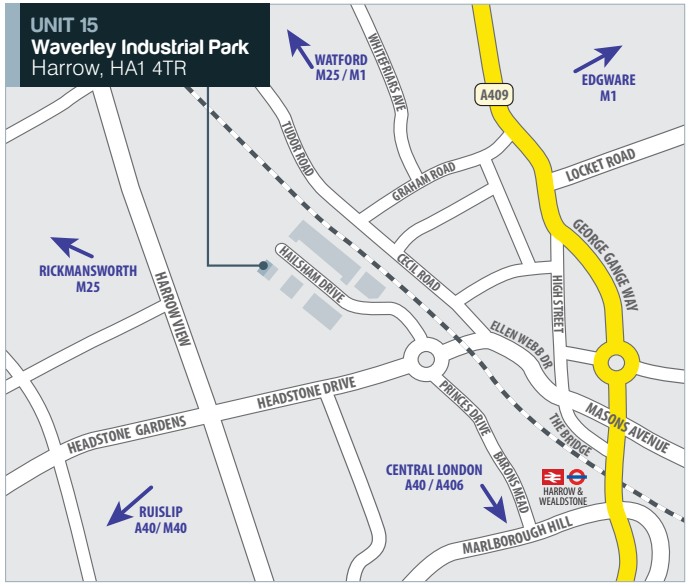
Drive Distances





Warehouse exterior

EPC
B:39

Terms
Unit 15 is available on a new fully repairing and insuring lease on terms to be agreed.

VAT
Rent is subject to VAT.

Due Diligence
Any interested party will be required to provide the agent and landlord with company information to comply with anti-money laundering legislation.

Legal Costs
Each party to bear their own costs.

Contact

Knight Frank
020 7629 8171
KnightFrank.co.uk

Gus Haslam
020 7861 5299 / 07885 596 877
gus.haslam@knightfrank.com

Charlie Perkins
020 7268 2595 / 07974 366 158
charlie.perkins@knightfrank.com

Stimpsons
0208 905 9292
www.stimpsons.co.uk

Paul Felton
020 8905 9292 / 07802 861528
paul.felton@stimpsons.co.uk

Philip Cook
020 8905 9292 / 07801 098097
philip.cook@stimpsons.co.uk

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