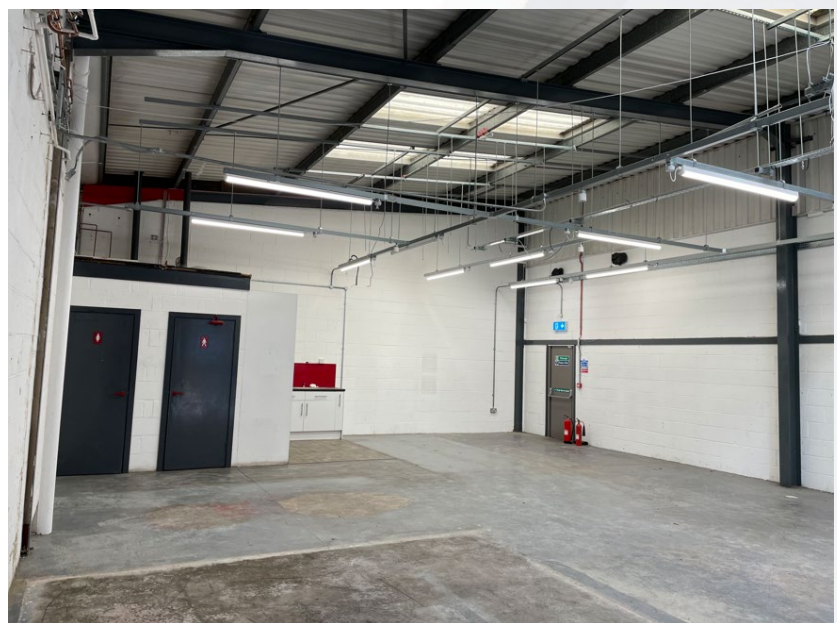


1,260 SQ FT (117.05 SQ M)**READY FOR IMMEDIATE OCCUPATION**

- 4.5m eaves
- 1 electric level access loading door
- 2 x WCs,
- kitchenette
- 3 Allocated car parking spaces
- Secure gated estate
- 3 Phase Power
- Optional warehouse lighting
- EPC: D

ACCOMMODATION

Unit 3	Sq Ft	Sq M
Ground Floor	1,260	117.05
Total (GIA)	1,260	117.05



For more information please contact:

MATIAN KADOLLI

Cushman & Wakefield

Mobile: +44 (0) 7385 687 880

Email: Matian.Kadolli@cushwake.com**ALEX DOYLE**

Cushman & Wakefield

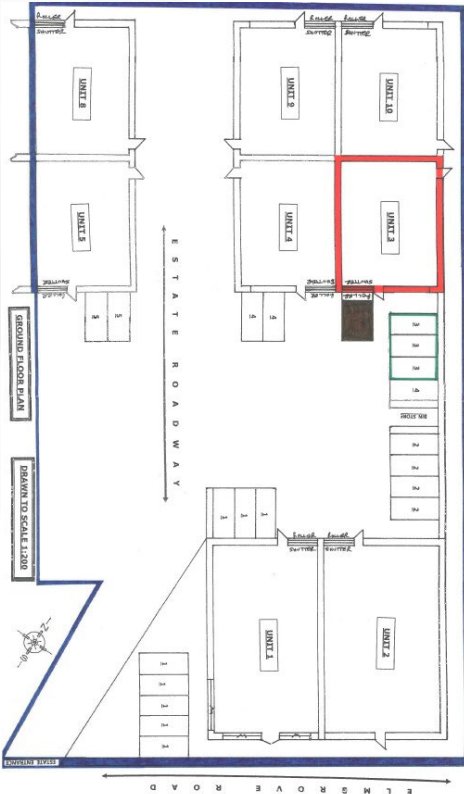
Mobile: +44 (0) 7826 537141

Email: Alexander.Doyle@cushwake.com

DESCRIPTION

The premises comprises of a modern end of terrace warehouse /light industrial unit which measures at 1,260 sq ft (117.05 sq m) and benefits from features such as 4.5m eaves, an electric loading door, 2 WCs and a kitchenette.

SITE PLAN



RATEABLE VALUE

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £17,250.

TERMS

The property is available by way of sublease/assignment on a lease expiring September 2028. Further details available on request.

Alternatively, the property may be available by new lease direct from the landlord, subject to negotiation

FURTHER INFORMATION & VIEWINGS

Please contact Matian or Alex for more information or to arrange a viewing

LOCATION

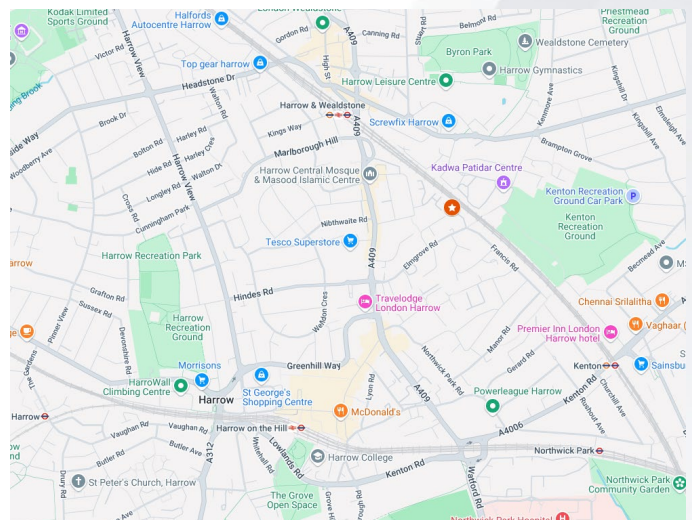
The property is located on The Hawthorn Centre, Elmgrove Road, which is situated to the north of Harrow town centre and is accessed off Station Road (A409). The area forms part of the town's established commercial area.

The property is within 4.5 miles of the A40, 5.0 miles from the A406 and 6.6 miles from M1 J1.

Nearby train stations are Kenton Underground (0.6 miles) and Harrow & Wealdstone (1.1 miles), which are served by the Bakerloo and Lioness line, and Lioness, Southern and West Midland trainlines respectively.

Destination	Distance
Kenton Underground Station	0.6 mile
Harrow & Wealdstone Station	1.1 mile
A40	4.5 miles
A406	5.0 miles
M1 Motorway Junction 1	6.6 miles
Central London	14.1 miles

Source: Google Maps



For more information please contact:

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Email: Matian.Kadolli@cushwake.com

ALEX DOYLE

Cushman & Wakefield

Mobile: +44 (0) 7826 537141

Email: Alexander.Doyle@cushwake.com

The Misrepresentation Act 1967.

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