TELSAR.com

TO LET



Unit 8, Barratt Way Industrial Estate

Barratt Way, Harrow, HA3 5TJ

Industrial / Warehouse Unit

2,437 sq ft

(226.40 sq m)

- Fully refurbished
- Min eaves height 5.2m rising to 7.25m
- Level access loading door
- Covered loading bay
- 3 Phase power
- Allocated parking
- Refurbished mezzanine office
- Walking distance to Harrow & Wealdstone Station (Bakerloo Line)

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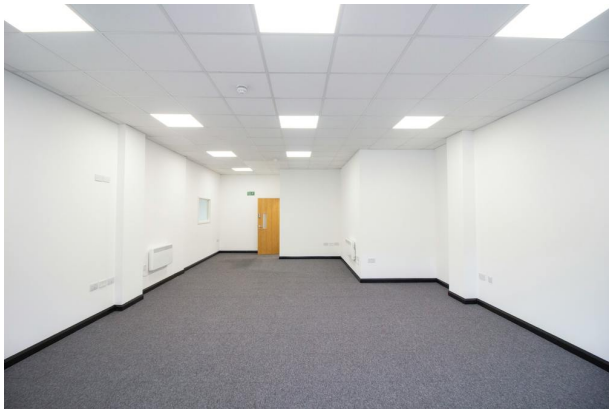
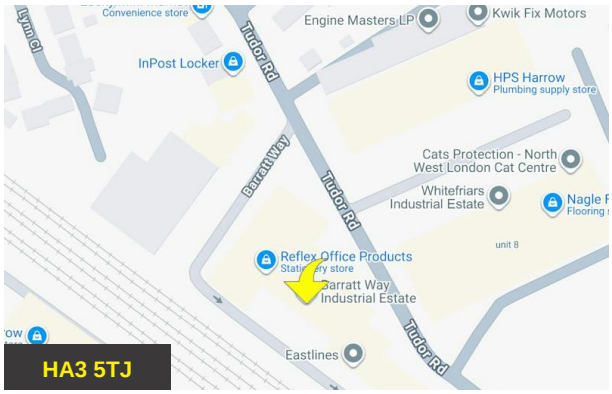
Summary

Available Size	2,437 sq ft
Rent	£58,488 per annum
Business Rates	Interested parties are advised to contact the London Borough of Harrow to obtain this figure
Service Charge	£3,666.14 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)







Location

Barratt Way is located on the west side of Tudor Road at its junction with Cecil Road, Wealdstone. It is approximately 1 mile to the north of Harrow town centre and ¼ mile from Harrow & Wealdstone Mainline and Bakerloo Line Underground services and numerous retail facilities. The building is approximately 5 miles south-west of the M1 motorway and is situated within an established industrial location in the Borough.

Description

The premises comprises a mid-terrace, light industrial unit in a busy business park with an open-plan warehouse accessed via a level access loading door serviced by a covered loading bay. The unit benefits from a large mezzanine office, alongside dedicated parking spaces, 3 phase power and a clear height of 5.2m rising to 7.25m. The entire unit has recently been refurbished throughout.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	2,437	226.40
Total	**2,437**	**226.40**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information



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