

RECENTLY REFURBISHED

Unit 8, Barratt Way Industrial Estate
Barratt Way, Harrow, HA3 5TJ

Industrial / Warehouse Unit

2,437 sq ft

(226.40 sq m)

- Min eaves height 5.2m rising to 7.18m
- Electric roller shutter (W: 3.48m x H: 4.97m)
- 3 Phase power
- Loading bay
- 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

This prominently positioned mid-terrace, light industrial unit at the front of a busy business park comprises an open-plan warehouse with shutter access, reception area, kitchenette, and toilet facilities. It also benefits from a large mezzanine office floor alongside two dedicated parking spaces, making it ideal for a range of commercial uses. 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

VAT

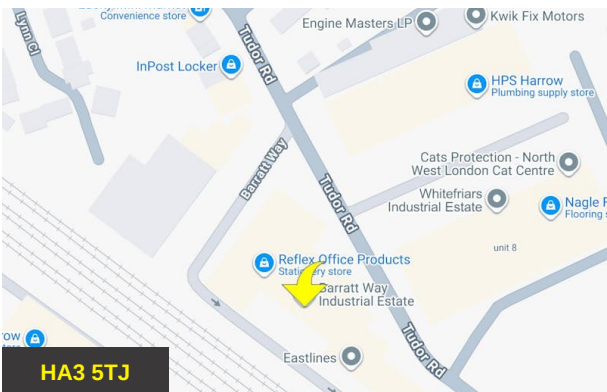
All prices are subject to VAT.

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



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com

Stan Gibson (Colliers)
07776 605 378

YC Lau (Colliers)
07551383904