



Unit 5, Barratt Way Industrial Estate

Barratt Way, Harrow, HA3 5TJ

Industrial / Warehouse Unit

3,475 sq ft

(322.84 sq m)

- Min height approx. 5m
- Electric roller shutter
- 3 Phase power
- Loading bay
- Allocated parking
- Ancillary office accommodation
- 24/7 Access
- Walking distance to Harrow & Wealdstone Station (Bakerloo Line)

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Summary

Available Size	3,475 sq ft
Rent	£83,400 per annum
Business Rates	Interested parties are advised to contact the London Borough of Harrow to obtain this figure
Service Charge	£5,427.90 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (33)

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, a kitchenette, and toilet facilities. It also benefits from ground and first floor office accommodation alongside allocated parking spaces, making it ideal for a range of commercial uses. The unit is due to be refurbished.

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 & Offices	3,475	322.84
Total	3,475	322.84

VAT

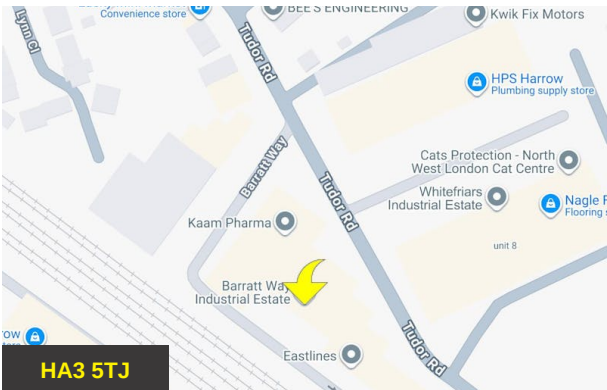
All prices are subject to VAT.

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



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