



david charles

property consultants

**UNITS B, C & D, HEALTHAID HOUSE,
MARLBOROUGH HILL, HARROW, HA1 1UD**

3,760 / 7,875 / 8,585 / 12,345 SQ FT

MODERN HIGH EAVES WAREHOUSE UNITS TO BE LET



MODERN HIGH EAVES WAREHOUSE PREMISES TO BE LET

LOCATION:

The premises are located on the east side of Marlborough Hill at its junction with Station Road. It is directly opposite Harrow Civic Centre and close to Harrow & Wealdstone British Rail and Bakerloo line underground station. The property is situated on the edge of Wealdstone Town Centre with its associated retail facilities.

ACCOMMODATION:

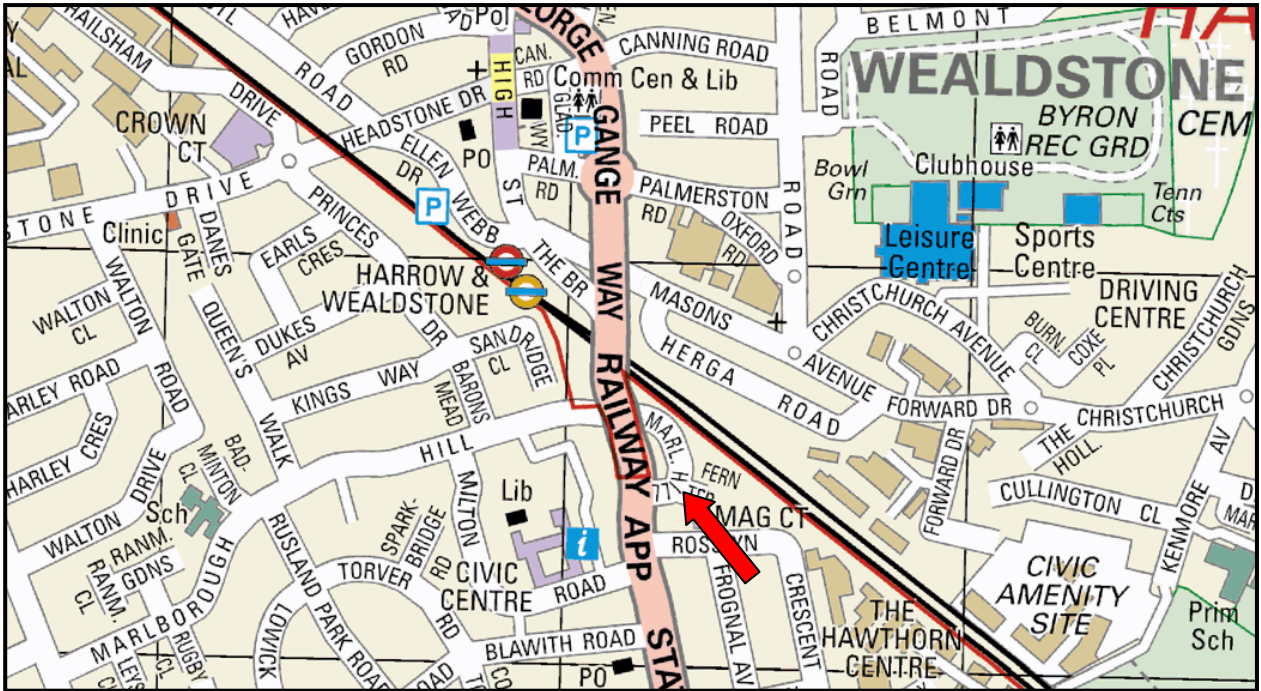
The development comprises a terrace of modern light industrial / warehouse premises of steel frame construction with a brick and clad elevations. The units have the benefit of 33ft eaves height, electric roller shutter loading doors, double glazing, gas fired central heating, fitted offices heating, kitchen and toilet facilities.

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These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





FLOOR AREAS:

Unit B	4,470 sq ft	415.2 sq m
Unit C	4,115 sq ft	382.2 sq m
Unit D	3,760 sq ft	349.3 sq m
Total	12,345 sq ft	1,146.8 sqm

LEASE:

The premises are available by way of a new full repairing and insuring leases for a term by arrangement.

RENT:

£9.75 per annum exclusive of all outgoings.

BUSINESS RATES:

We understand that the Rateable Value of Units B & C is £71,000.00 and Unit D £31,500.00. The rates payable for 2011/12 are therefore estimated to be £30,743.00 in respect of Units B & C and £13,639.50 in respect of Unit D. Prospective tenants are strongly advised to reconfirm this information prior to any legal commitment.



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