

UNIT 5, BARRATT WAY INDUSTRIAL ESTATE, BARRATT WAY, HARROW, HA3 5QS


david charles
property consultants

020 8866 0001

4,347 SQFT / 403.9 SQM

LIGHT INDUSTRIAL / WAREHOUSE PREMISES – TO BE LET



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 $\frac{1}{4}$ 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 comprise a mid-terrace light industrial / warehouse and office unit of steel-framed construction with brick and profile steel clad elevations. Internally there are fitted offices to the front on ground and first floors with a warehouse area. The offices have the benefit of gas-fired central heating, suspended ceilings and wooden flooring. The warehouse has a full height loading door, an eaves height of approximately 16' ft 4" / 5.0 meters and parking to the front of the premises.

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.



LEASE

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

RENT

£41,750 per annum exclusive

RATES

We have been verbally informed, by the London Borough of Harrow, that the Rateable Value of the property is £27,000. The rates payable for 2010/11 are £11,178 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

FLOOR AREA

Ground Floor	2,858 sq ft	265.6 sqm
First Floor Offices	561 sq ft	52.1 sqm
Total	3,419 sq ft	317.7 sqm
Mezzanine	921 sq ft	85.6 sqm

VIEWINGS

Strictly by appointment through sole letting agents –

PETER AMSTELL 020 8866 0001
peter@daidcharles.co.uk

GEORGE MORIARTY 02088660001
george@davidcharles.co.uk

AMENITIES

- Steel frame construction
- Clad Elevations
- Gas / Central Heating
- Suspended Ceiling
- Wooden Flooring
- 16ft / 5.0 metres
- Parking to the front of the premises



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