

UNIT 8, BARRATT WAY INDUSTRIAL ESTATE,  
BARRATT WAY, HARROW, HA3 5TJ

  
david charles  
property consultants

020 8866 0001

2,437 SQFT / 226.4 SQM

LIGHT INDUSTRIAL / WAREHOUSE PREMISES – TO BE LET

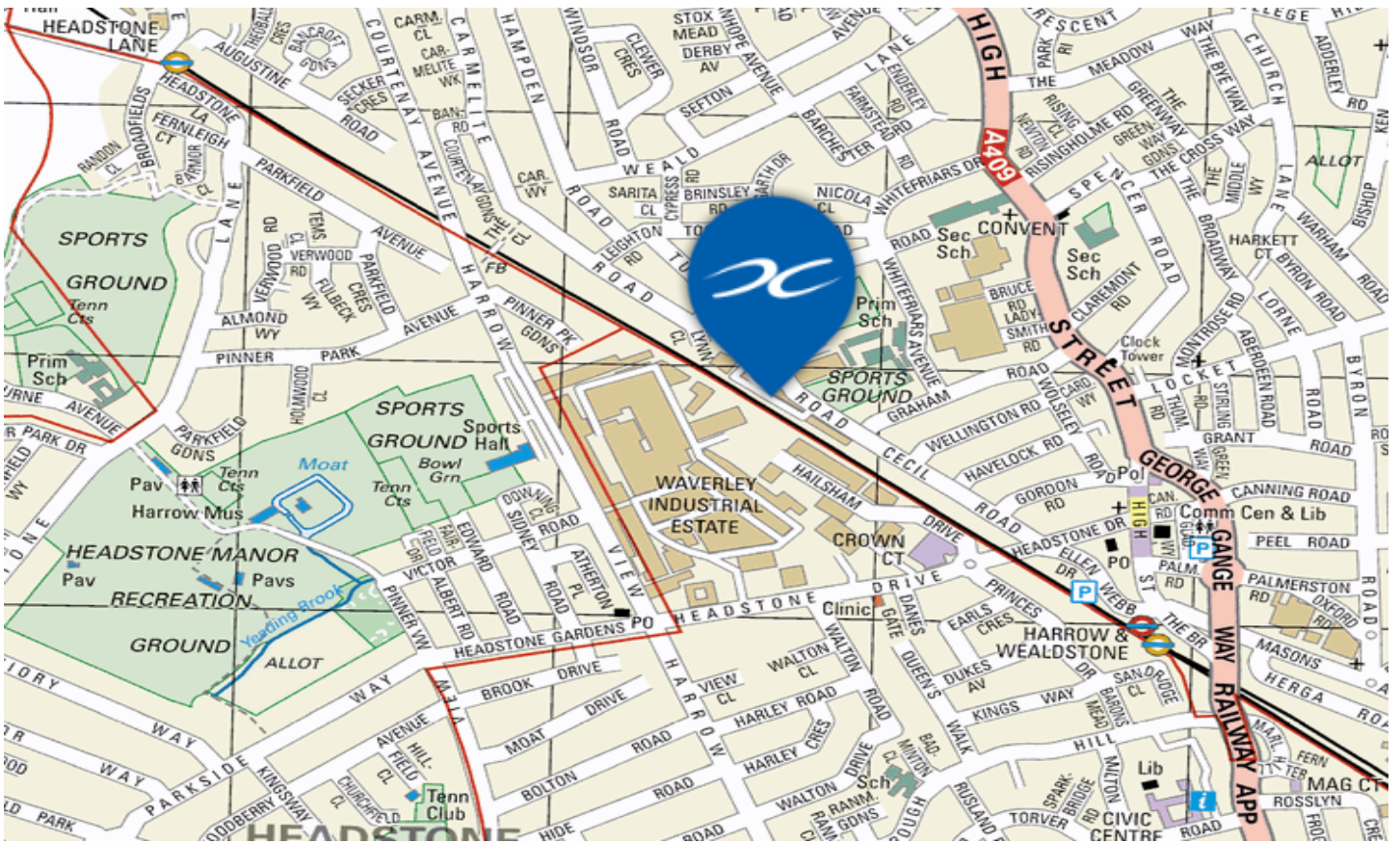


## LOCATION

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 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 comprise mid terrace, light industrial / warehouse and office units of steel-framed construction with brick and profile steel clad elevations. Parking and full height loading doors are located at the front of the premises. The eaves height is approximately 16'ft 4" / 5.0 metres.



## LEASE

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

## RENT

£32,500 per annum exclusive.

## RATES

We have been verbally informed, by the London Borough of Harrow, that the Rateable Value of the property is £17,500. The rates payable for 2015/16 are £8,225 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

## FLOOR AREA

Ground Floor	2,437 sq ft	226.4 sqm
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## VIEWINGS

Strictly by appointment through sole letting agents –

**PETER AMSTELL** 020 8866 0001 **GEORGE MORIARTY** 02088660001  
[peter@davidcharles.co.uk](mailto:peter@davidcharles.co.uk) [george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

## AMENITIES

- Steel frame construction
- Roller Shutter
- Toilet / Kitchen Facilities
- Suitable for a mezzanine
- 16ft / 5.0 metres
- Parking to the front of the premises