

**UNIT 4, BARRATT WAY INDUSTRIAL ESTATE,
BARRATT WAY, HARROW, HA3 5TJ.**


david charles
property consultants

020 8866 0001

3,658 SQFT / 339.8 SQM

LIGHT INDUSTRIAL / WAREHOUSE WITH REAR YARD – TO BE LET

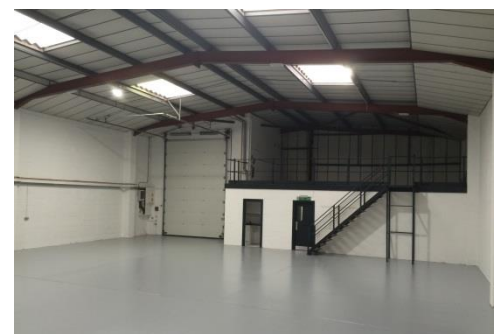


LOCATION

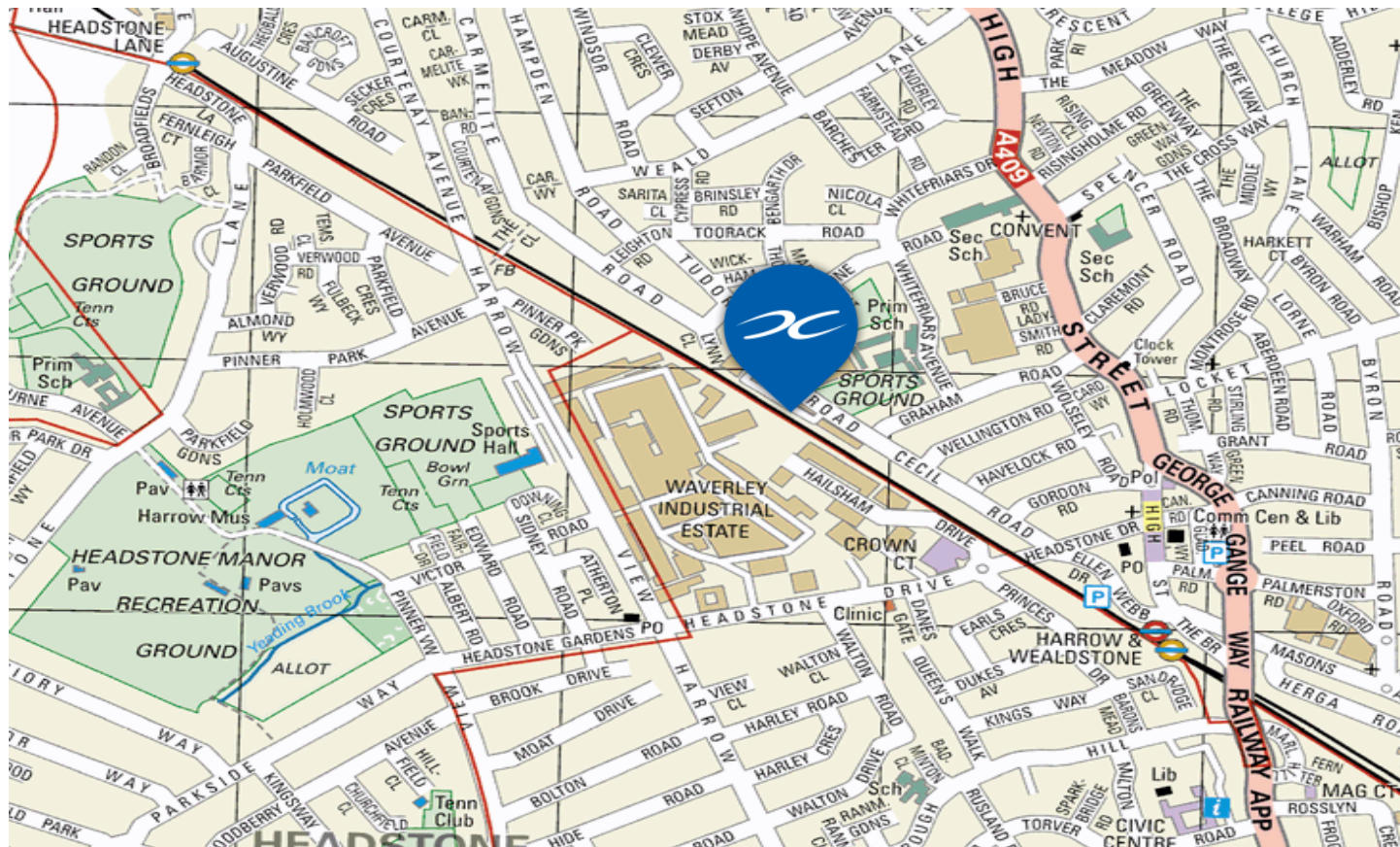
Barratt Way is located on the west side of Tudor Road at its junction with Cecil Road, Wealdstone. It is approximately 1 mile to the north of Harrow town centre and ¼ mile from Harrow & Wealdstone Mainline and Bakerloo Line Underground services and numerous retail facilities. The building is approximately 5 miles south-west of the M1 Motorway and is situated within an established industrial location in the Borough.

PROPERTY

The premises comprise a recently refurbished mid terrace, light industrial / warehouse and office unit of steel-framed construction. The unit has the benefit of parking and full height loading doors which are located at the front of the premises. The eaves height is approximately 16'ft 4" / 5.0 metres. There is also a hard surfaced rear yard of 810 sqft.



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

£52,650 per annum exclusive.

RATES

We have been verbally informed, by the London Borough of Harrow, that the Rateable Value of the property is £33,750. The rates payable for 2015/16 are £16,638 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

FLOOR AREA

Ground Floor	3,658 sq ft	339.8 sqm
Rear Yard Area	810 sqft	75.4 sqm
Total	4,468 sqft	415 sqm

VIEWINGS

Strictly by appointment through sole letting agents:

PETER AMSTELL 020 8866 0001 **GEORGE MORIARTY** 02088660001
peter@davidcharles.co.uk george@davidcharles.co.uk

AMENITIES

- Steel frame construction
- Roller Shutter
- Toilet / Kitchen Facilities
- Self-Contained Office
- Suitable for a mezzanine
- 16ft / 5.0 metres
- Parking to the front of the premises
- Hard surfaced yard to the rear of the unit.
- The unit has recently been refurbished throughout.
- EPC available upon request.



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