

**UNIT 1, BARRATT WAY INDUSTRIAL ESTATE,
BARRATT WAY, HARROW, HA3 5TJ.**


david charles
property consultants

020 8866 0001

6,060 SQFT / 562 SQM

LIGHT INDUSTRIAL / WAREHOUSE WITH OFFICES – TO BE LET

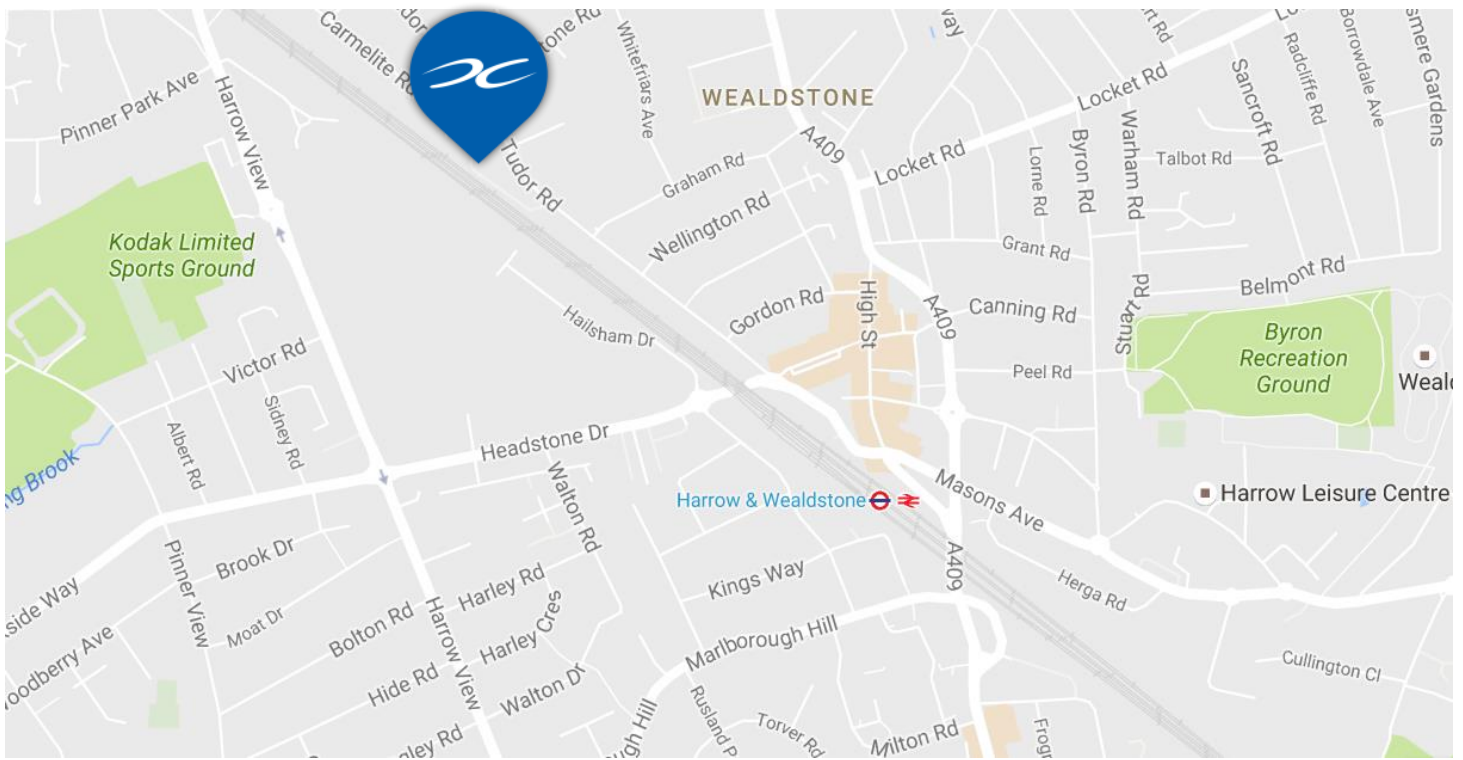


LOCATION

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 corner light industrial / warehouse unit located at the front of the estate. The unit is of steel-framed construction and 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. The unit is currently configured to provide 3,039 sqft of office accommodation to the front of the unit whilst the warehouse space is located to the rear of the unit and totals 3,854 sqft.



LEASE

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

RENT

£92,500 per annum exclusive.

RATES

We have been verbally informed, by the London Borough of Harrow, that the Rateable Value of the property is £53,000. The rates payable for 2016/17 are £26,129 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

VIEWINGS

Strictly by appointment through sole letting agents:

GEORGE MORIARTY 02088660001
george@davidcharles.co.uk

AMENITIES

- Steel frame construction
- Roller Shutter
- Toilet / Kitchen Facilities
- Office Accommodation
- Mezzanine floor
- 16ft / 5.0 metres eaves height.
- Parking to the front of the premises.
- The unit is due to be refurbished throughout.
- EPC available upon request.



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