

UNIT 3 BARRATT WAY INDUSTRIAL ESTATE, BARRATT WAY, HARROW, HA3 5TJ


david charles
property consultants

020 8866 0001

6,181 SQ FT /611.4 M²

LIGHT INDUSTRIAL / WAREHOUSE – TO BE LET



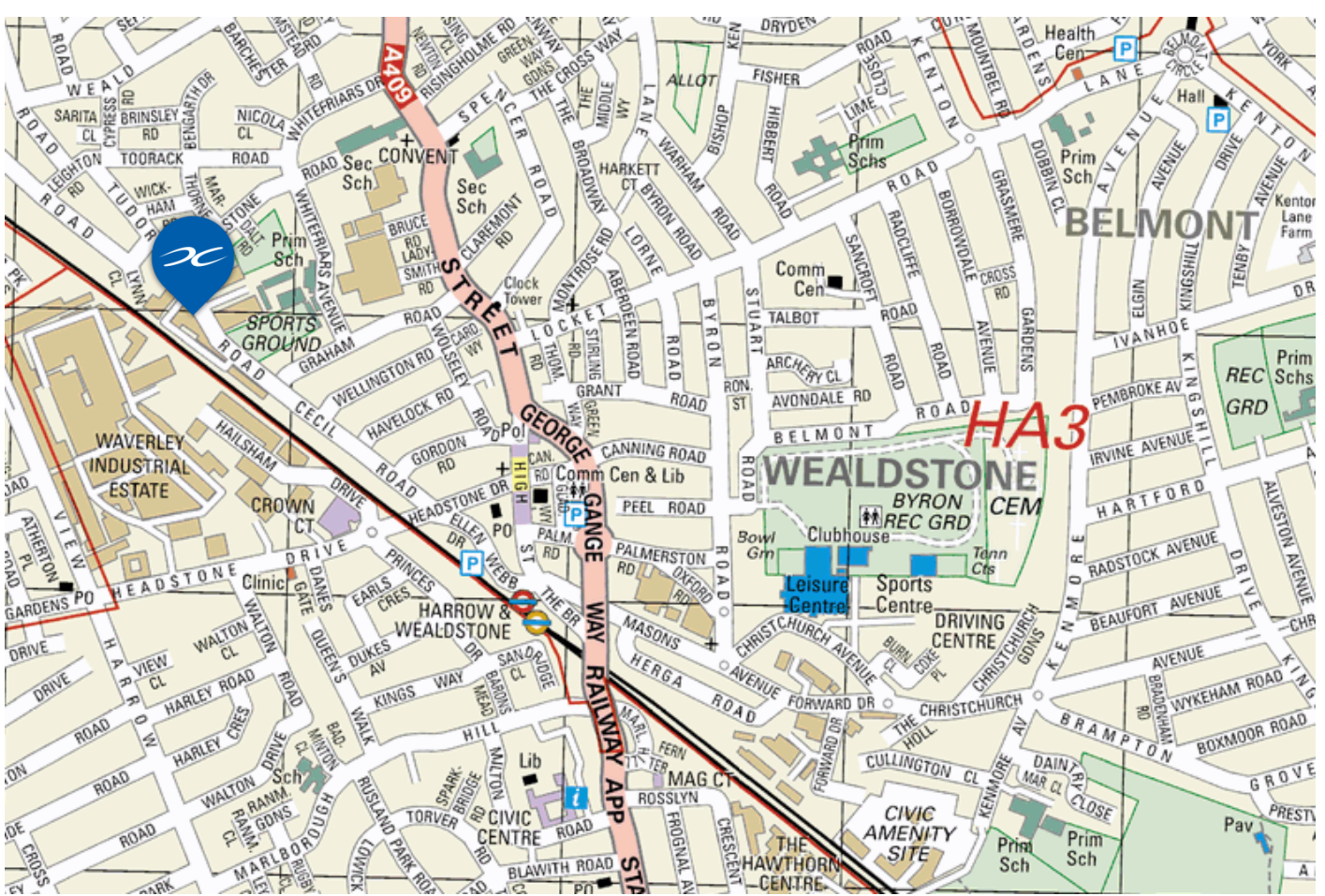
LOCATION

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. The building is approximately 5 miles south-west of the M1 motorway.

DESCRIPTION

The premises comprise a semi-detached, 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 full height warehouse to the rear. The offices have gas-fired central heating, suspended ceilings, carpets, kitchen facilities and double glazing to first floor. The warehouse has a full height electric loading door, reception area and lights. Parking is available to the front of the premises. The eaves height is approximately 16' ft 4" / 5.0 metres.





TERMS

The premises are available by way of a new full repairing and insuring lease for a term by arrangement at rent of £100,000 per annum exclusive.

BUSINESS 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 2017/18 are £24,963 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

FLOOR AREA

Ground Floor Offices	1,550 sq ft	144.0m ²
Ground Floor Warehouse	3,514 sq ft	326.5m ²
First Floor Offices	1,517 sq ft	140.9m ²
Total	6,181 sq ft	611.4m²

VIEWINGS

Strictly by appointment through sole letting agents –

PETER AMSTELL 020 8866 0001

GEORGE MORIARTY 020 8866 0001

AMENITIES

- Gas Fired Central Heating
- Electric Loading Door
- Carpets
- Part Double Glazing
- Kitchen facilities
- Parking
- Mezzanine Floor
- EPC Band D



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