

FRONT & REAR OF 2A TUDOR ROAD,
HARROW HA3 5PE


david charles
property consultants

020 8866 0001

WAREHOUSE AND OFFICES – 8,810 SQFT / 818.5 SQM
SITE AREA - 19,570 SQFT / 0.45 ACRES.
FREEHOLD FOR SALE



LOCATION

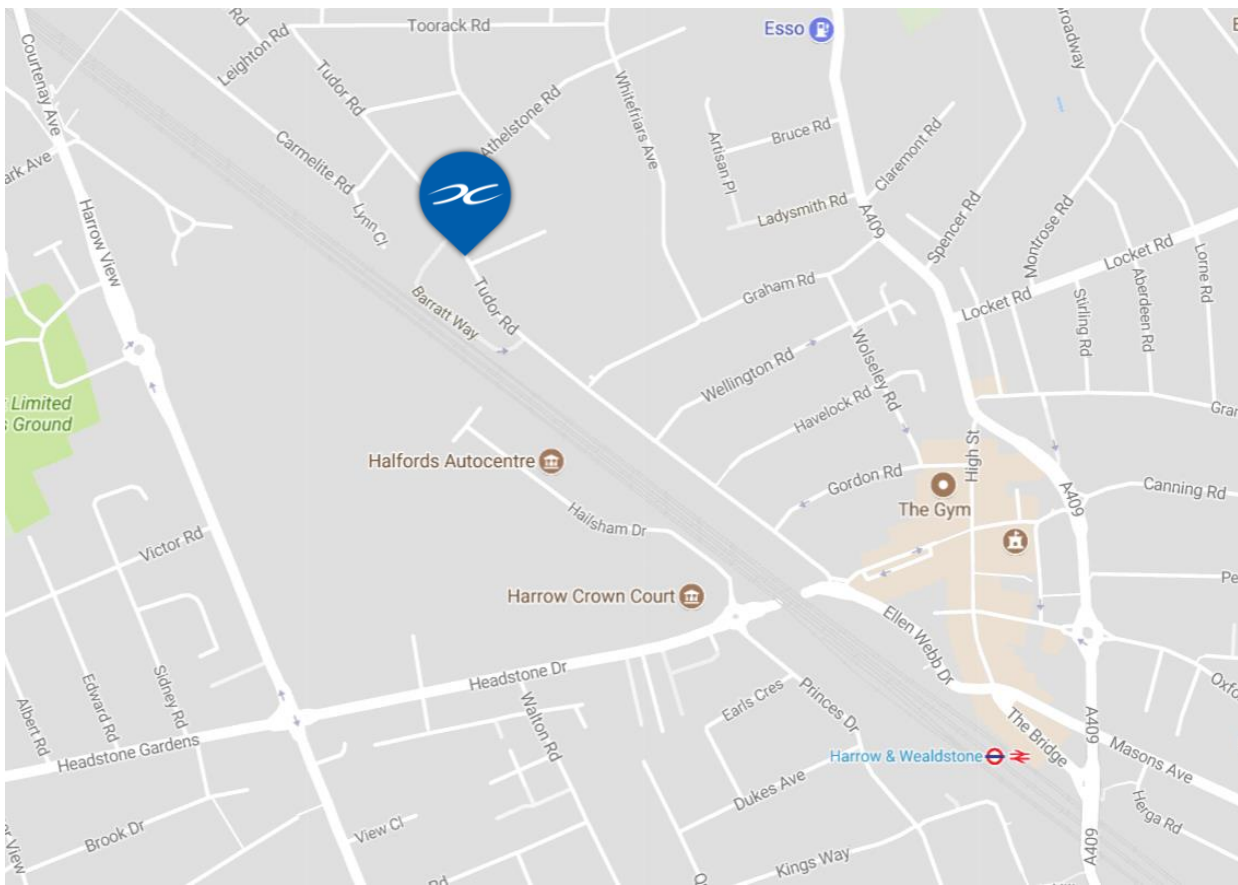
The property is located on the north side of Tudor Road close to its junction with Barratt Way. It is therefore easily accessible to Harrow and Wealdstone town centre with its mainline and underground rail services and associated retail facilities.

ACCOMMODATION

The premises comprise a number of interconnected office and storage buildings. To the front there are 2 story offices double. To the middle there is an open plan office area with double glazing suspended ceilings heating and cooling. To the rear there is a storage building. Externally there are ample areas of hardstanding and parking. Both the front and rear buildings have EPC ratings of E. Purchasers should note that the sale does not include the freestanding steel containers currently on site.

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.





AREAS (approximate gross internal)

Ground floor	7,930 sqft	736.7 sqm
First Floor	<u>880 sqft</u>	<u>81.7 sqm</u>
Total	8,810 sqft	818.4 sqm

Site Area 19570 sqft 1,818 sqm 0.45 acres (approx)

TENURE

Freehold with vacant possession is available upon completion of the transaction
 Note: the property is registered held under 2 separate freehold titles both will be sold simultaneously.

GUIDE PRICE

Front Building - £900,000
Rear Building - £1,600,000
Total £2,500,000(subject to contract)

BUSINESS RATES

We understand that the premises are on a two rating assessments; Tudor Works, Tudor Road have a rateable value of £34,000 and 2a Tudor Road having a rateable value of £24,250. Prospective purchasers are strongly advised to reconfirm this information prior to legal commitment

VIEWINGS

Strictly by appointment through sole agents –

GEORGE MORIARTY
T: 020 8429 9001 D: 020 8429 9003 E: george@davidcharles.co.uk



Site boundaries are approximate

