



## Unit B

Chantry Place, Headstone Lane, Harrow, HA3 6NY

**New Build, Self Contained  
Industrial Units in a Secure  
Gated Estate.**

**5,117 to 8,105 sq ft**  
(475.38 to 752.98 sq m)

- EPC rating A
- 24/7 CCTV & police alarm call out
- Photovoltaic system
- 2x 25ft electric roller shutter
- Electric charging points
- Allocated parking

# Unit B, Chantry Place, Headstone Lane, Harrow, HA3 6NY

## Summary

Available Size	5,117 to 8,105 sq ft
Rent	£110,000 - £160,000 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	A

## Description

The premises consists of a warehouse unit totaling 8,105 sqft. The ground floor comprises 6,690 sqft and there is a mezzanine level of 1,415 sqft. The ground floor offers an open-plan layout, including a fitted kitchen, toilet facilities, office space, and 2x 25 ft roller shutters. Additionally, the mezzanine level has the benefit of a gated void area adjacent to the roller shutters facilitating convenient loading and unloading.

The estate offers allocated parking spaces with 4 vehicle charging points in a designated parking area of 3,300 sqft. The compound is secured with external and internal cameras, gated access, and each unit is equipped with its own intercom system. Additionally, the roof of the building is covered with 282 solar panels.

## Location

The building is located to the west of Headstone Lane on Chantry Place Industrial Estate, Harrow and access is off Headstone Lane via Chantry Place Estate Road. The site is located 1 mile to the north of Harrow town center & 2 miles to Harrow & Wealdstone. Headstone Lane Train Station is 0.4 miles from the property and provides access into central London via Euston Station (approx. 34 minutes).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,690	621.52	Available
Mezzanine	1,415	131.46	Available
<b>Total</b>	<b>8,105</b>	<b>752.98</b>	

## Terms

The premises are available by way of a new lease for a term by arrangement.

## Video

- - <https://vimeo.com/1008396777?share=copy>



## Viewing & Further Information



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