



## Rear of 78-80 Station Road

Harrow, HA1 2RX

### Ground floor warehouse unit with offices & parking.

To Let

**1,975 sq ft**

(183.48 sq m)

- Prominent position on Station Road / Rosslyn Crescent
- Use Class E
- Roller shutter access
- Close to Harrow & Wealdstone town centres
- 2 Parking Spaces

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## Summary

<b>Available Size</b>	1,975 sq ft
<b>Rent</b>	£37,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,312	121.89	Available
1st	662	61.50	Available
<b>Total</b>	<b>1,974</b>	<b>183.39</b>	

## Description

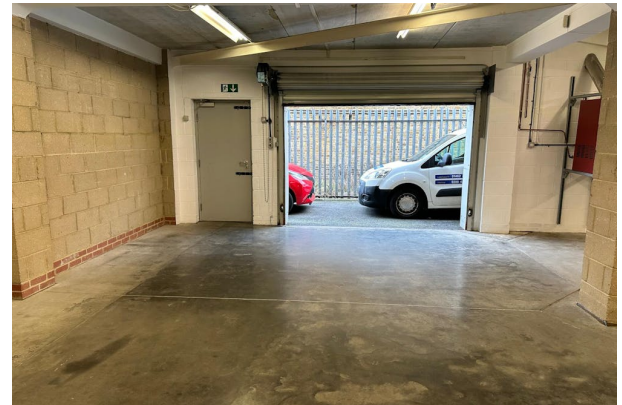
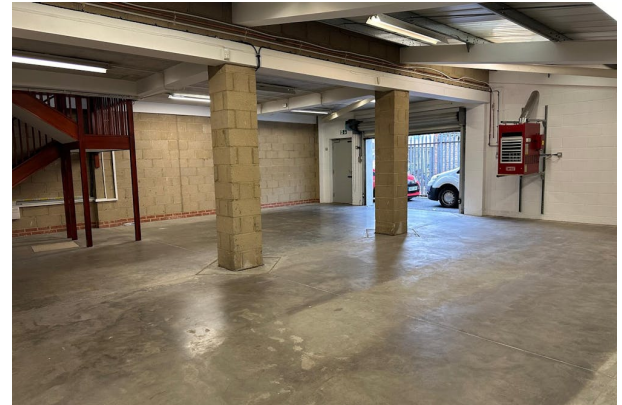
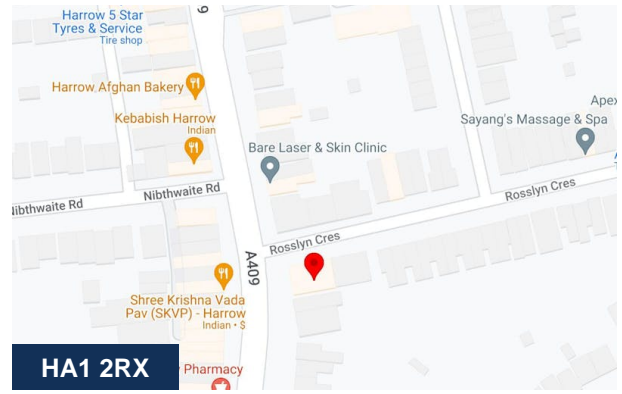
The premises comprises a brick built warehouse on ground floor with offices above. Externally, there is an area of hard standing of which can accommodate 2 vehicles. The eaves height is 8ft 7". The warehouse has the benefit of fluorescent lighting, concrete floor, skylights and toilet facilities. The first floor offices are partitioned to form 3 separate areas. They have the benefit of carpets, central heating, perimeter trunking and double glazed windows.

## Location

The building is located on Rosslyn Crescent close to its junction with Station Road between Harrow and Wealdstone town centres. Harrow & Wealdstone Station (Bakerloo Line) is located 0.4 miles from the property providing easy access into Central London. The property also has the benefit of being close by to numerous shops, supermarkets & restaurants.

## Terms

The premises is available to let by way of a new lease for a term by arrangement. The lease will be excluded from the Landlord & Tenant Act 1954.



## Viewing & Further Information



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