



## Unit 2, Lexus House, Rosslyn Crescent

Harrow, HA1 2RZ

### Refurbished warehouse unit with roller shutter access

**2,492 sq ft**

(231.51 sq m)

- Secure gated estate with 24-hour access and CCTV
- Concrete floor
- Separate main entrance door
- Estate parking
- 3-phase power

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## Summary

Available Size	2,492 sq ft
Rent	£49,848 per annum
Rates Payable	£15,561 per annum
Rateable Value	£28,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

The unit has recently been refurbished throughout and comprises of an open plan warehouse on ground floor. It has the benefit of a 4.8 m full height roller shutter to the front with access to the unit suitable for arctic vehicles.

## Location

Lexus House is located on Rosslyn Crescent and is within walking distance of Harrow & Wealdstone Station (Bakerloo Line) and approximately a 15-minute walk from Harrow on the Hill station (Metropolitan Line) providing easy access into Central London. The property also has the benefit of being close by to numerous shops, supermarkets, restaurants and pubs.

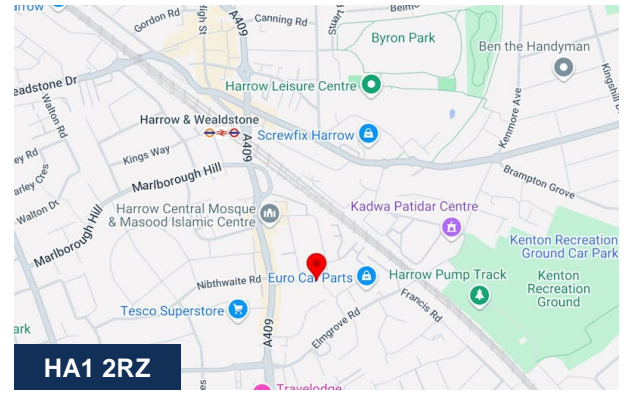
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,492	231.51	Let
<b>Total</b>	<b>2,492</b>	<b>231.51</b>	

## Terms

The property will be let on a Full Repairing and Insuring basis and will be excluded from the Landlord & Tenant Act 1954.



## Viewing & Further Information



**Lily O'Donnell**

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