



## 137 Blenheim Road

Harrow, HA2 7AA

### Light Industrial, Storage & Office Building with Parking Freehold For Sale

**905 sq ft**

(84.08 sq m)

- Freehold opportunity
- On site parking
- Comfort cooling & heating
- Suspended ceiling with LED lights
- Kitchen facilities
- Mezzanine storage

Summary

Available Size	905 sq ft
Price	Offers in the region of £365,000
Rates Payable	£4,790.40 per annum
Rateable Value	£9,600
VAT	Applicable
EPC Rating	C

Description

The building presents very well and comprises an office section to the front of 450 ft<sup>2</sup> and rear store of 340 ft<sup>2</sup> with toilet (excluding the mezzanine floor of 115 sqft). There is hard standing to the front comprising approximately 645 ft<sup>2</sup> which can accommodate up to 4 vehicles. The building has the benefit of comfort cooling, heating, suspended ceilings with inset LED lights, kitchen and toilet facilities.

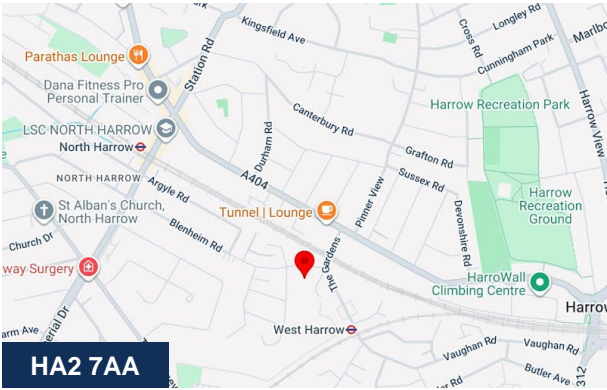
Location

The premises are located on the south side of Blenheim Road close to its junction with The Gardens and A404 Pinner Road. It is close to West Harrow underground station (Metropolitan line) and easily accessible to Harrow and North Harrow town centers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	790	73.39	Available
Mezzanine	115	10.68	Available
Total	905	84.07	



Viewing & Further Information



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