



## Unit 8 Barratt Way

Harrow, HA3 5TJ

**Modern refurbished light industrial unit.**

**2,437 sq ft**

(226.40 sq m)

- In an established industrial location
- Open plan warehouse with 5M eaves height
- Large refurbished mezzanine office floor
- 3 Phase power 100 amp supply
- 2 Dedicated parking spaces
- EPC D rating

# Unit 8 Barratt Way, Harrow, HA3 5TJ

## Summary

Available Size	2,437 sq ft
Rent	£24 per sq ft
Rates Payable	£13,364.25 per annum Prospective tenants should reconfirm this information with the local authority prior to commitment.
Rateable Value	£25,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2,437 per sq ft TBC subject to service charge accounts.
EPC Rating	D

## Description

This prominently positioned mid-terrace, light industrial unit at the front of a busy business park comprises an open-plan warehouse with shutter access, reception area, kitchenette, and toilet facilities. It also benefits from a large mezzanine office floor alongside two dedicated parking spaces, making it ideal for a range of commercial uses. The entire unit has recently been refurbished throughout.

## Location

Barratt Way is located on the west side of Tudor Road at its junction with Cecil Road, Wealdstone. It is approximately 1 mile to the north of Harrow town centre and ¼ mile from Harrow & Wealdstone Mainline and Bakerloo Line Underground services and numerous retail facilities. The building is approximately 5 miles south-west of the M1 motorway and is situated within an established industrial location in the Borough.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,437	226.40	Available
<b>Total</b>	<b>2,437</b>	<b>226.40</b>	



## Viewing & Further Information



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