



## Unit 1

Lexus House, Rosslyn Crescent, Harrow, Middlesex, Middlesex, HA1 2RZ

## Open Plan Modern Warehouse Unit Available On Flexible Terms

**3,177 sq ft**  
(295.15 sq m)

- 3,177 sqft
- Concrete floor
- Estate parking
- 3-phase power
- Floor to ceiling height of 4.8 meters
- Shutter loading door

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## Summary

<b>Available Size</b>	3,177 sq ft
<b>Rent</b>	£63,540 per annum
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

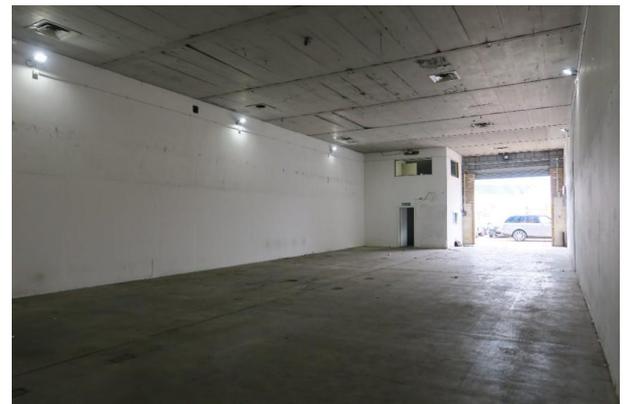
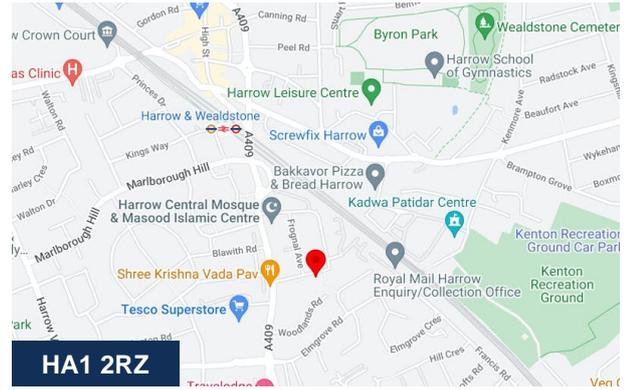
The premises comprises of an open plan warehouse on ground floor with W.C and kitchen facilities. The unit has a 5m (16 ft) full height roller shutter to the front with access to the unit suitable for arctic vehicles. The unit also has a ground floor reception and first floor office.

## 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.

## Terms

The unit is available by way of a new lease by a term of arrangement.



## Viewing & Further Information



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