



MODERN WAREHOUSE PREMISES

## Refurbished Industrial / Storage Unit in Harrow

### UNIT 1

The Hawthorn Centre, Elmgrove Road,  
Harrow, Middlesex, Middlesex, HA1 2RF

### Warehouse TO LET

5,108 sq ft  
(474.55 sq m)

- Modern Warehouse/Industrial Unit
- Gas Fired Heating to Warehouse & Offices
- Entryphone
- 3-Phase Power Supply
- 6 Allocated Car Parking Spaces

## Summary

<b>Available Size</b>	5,108 sq ft
<b>Rent</b>	£65,000.00 per annum Plus VAT (£12.72 per sq. ft.)
<b>Rates Payable</b>	£18,338.25 per annum
<b>Rateable Value</b>	£53,500
<b>Service Charge</b>	£8,500 per annum Plus VAT
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

The accommodation comprise a self-contained semi-detached Warehouse/Industrial premises situated at the front of the modern Hawthorn Industrial Estate which was built in the early 1980's and adjoining a railway. The building has recently been refurbished to provide clean open plan spaces on ground and mezzanine floors with an office on the ground floor and five offices on the mezzanine floor. The height between the ground and mezzanine floor is 2.47m and with the eaves height on the mezzanine floor between the end of the roof line and the apex to the roof being 3.023m to 4.406m. The premises have the benefit of Gas Heating to the Warehouse areas and the offices, two WC's/Washrooms, 3-Phase Power, manually operated loading door, florescent lighting throughout, security alarm, and air-conditioned offices

## Location

The Hawthorn industrial estate is situated at the eastern end of Elmgrove Road being located on the northern side of the thoroughfare being close to Station Road and the shopping centre in Wealdstone and within a short distance of Harrow & Wealdstone Overground and Underground Train Stations.

## Accommodation

Name	sq ft	sq m	Availability
Ground	2,554	237.27	Let
Mezzanine	2,554	237.27	Let
<b>Total</b>	<b>5,108</b>	<b>474.54</b>	

## Viewings

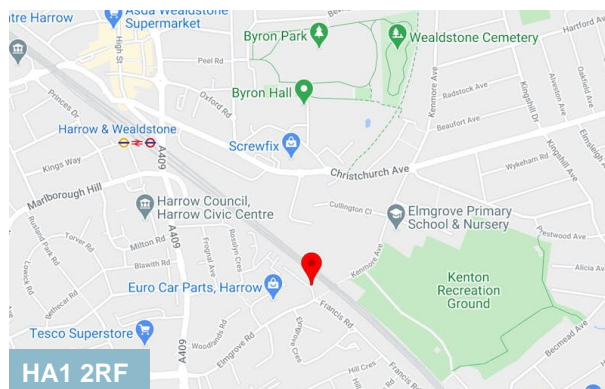
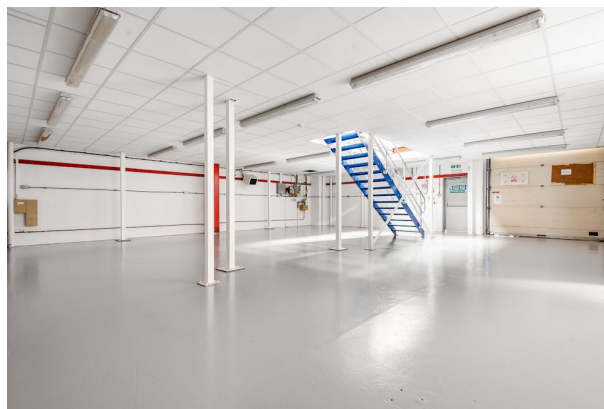
Strictly by appointment through the Landlords Sole Agents;

Dutch & Dutch (020) 7794 7788

Contact: ROBERT REIFF (Mobile: 07775 605555)

## Terms

The premises are available on a new Full Repairing & Insuring Lease for a term of 6 years with a Rent Review at 3 years.



## Viewing & Further Information



**Robert Reiff**

0207 4439868 | 07775 605555

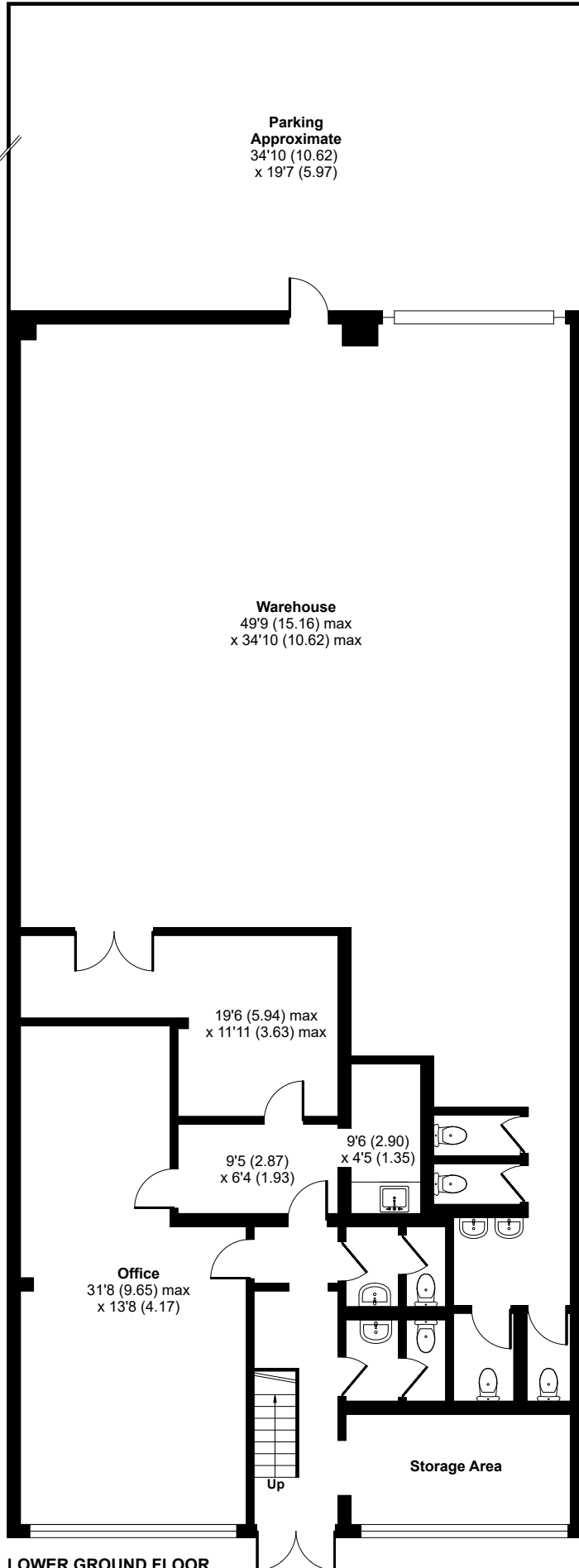
robert@dutchanddutch.com

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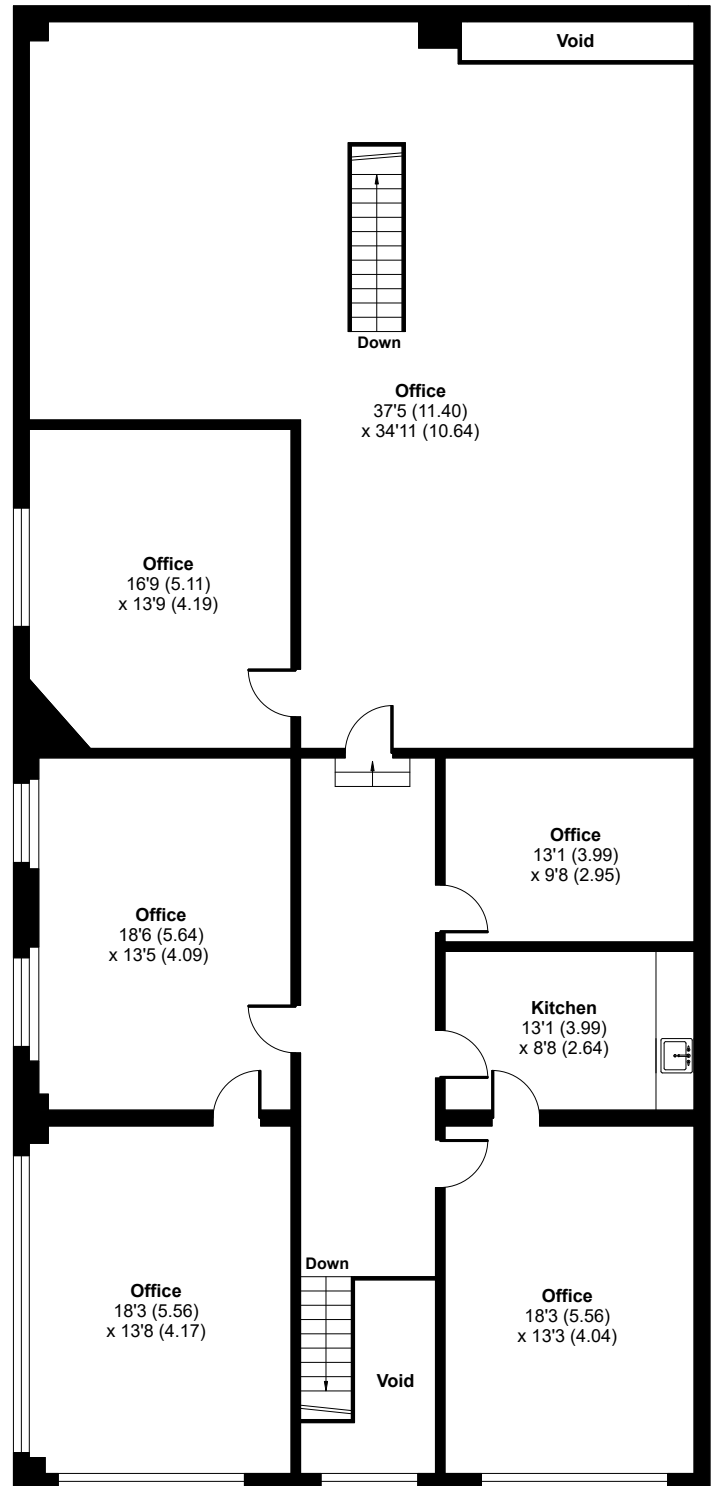
# The Hawthorn Centre, Elmgrove Road, Harrow, HA1

Approximate Area = 5237 sq ft / 486.5 sq m (excludes void)

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR