

**TO LET / FOR SALE**

PROMINENT SELF-CONTAINED HEADQUARTERS BUILDING WITH  
SECURELY GATED YARD

**The Power House**

Chantry Place, Headstone Lane, Harrow, HA3 6NY

**21,300 SQ FT** (1,978.83 SQ M)

- Prominently positioned
- Close proximity to Harrow Town Centre
- Securely fenced yard
- 3 Phase power & gas (capped)
- Lighting
- Passenger lift
- High quality office accommodation
- Walking distance to Headstone Lane Overground Rail Station
- Min eaves 5.5m rising to 6.7m
- 2x Electric roller shutter doors
- Disabled, male & female WC's
- Concrete floor
- Translucent roof panels



**Location**

The premises is prominently located on Chantry Place just off Headstone Lane walking distance from local amenities via Harrow Town Centre and Headstone Lane Overground Rail Station a brisk walk from the unit. Providing further access to the east lies the M1 with the A40 to the south allowing access into London and the surrounding areas.



**Accommodation**

DESCRIPTION	SIZE	SQ M
Ground Floor Warehouse	6,191 sq ft	575.16
Ground Floor Storage / Offices	4,530 sq ft	420.85
First Floor Offices	5,284 sq ft	490.90
Second Floor Offices	5,295 sq ft	491.92
TOTAL	21,300 sq ft	1,978.83
Approx. Yard	0.39 Acres	1,578.27
Total Site Area	0.66 Acres	2,670.93

All measurements are approximate and on a gross internal basis (GIA)

## Summary

Available Size	21,300 sq ft
Tenure	New Lease
Rent	£15 per sq ft
Price	Price on Application
Business Rates	Interested parties are advised to contact the London Borough of Harrow to obtain this figure.
Service Charge	Upon enquiry
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	D (80)

### Description

The premises comprises a three-storey prominently situated, self-contained headquarters building. The ground floor warehouse benefits from a clear height of 5.5m accessed via two electric roller shutter doors serviced by an approx. 17,000 sqft securely fenced yard. High quality office accommodation is located on the first and second floor benefits from an open plan layout, suspended ceilings and carpet tiles throughout. The total site of the site is approx. 0.66 acres.

### Tenure

Freehold / Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

### Planning

Potential to add up to 1,500 sqm of residential space on the upper floors with prior approval under class MA. Interested parties should make their own enquiries with the relevant planning authority.

### Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



For further information or to arrange a viewing, please contact sole agents:

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