



TO LET

8 Barratt Way

Harrow, HA3 5TJ

Recently Refurbished

**2,437 SQ FT
(226.40 SQ M)**

Key Points:

- Established industrial estate
- 5m clear eaves
- Large mezzanine office
- 3 Phase power supply
- 1 level access door
- Designated car parking provision to front

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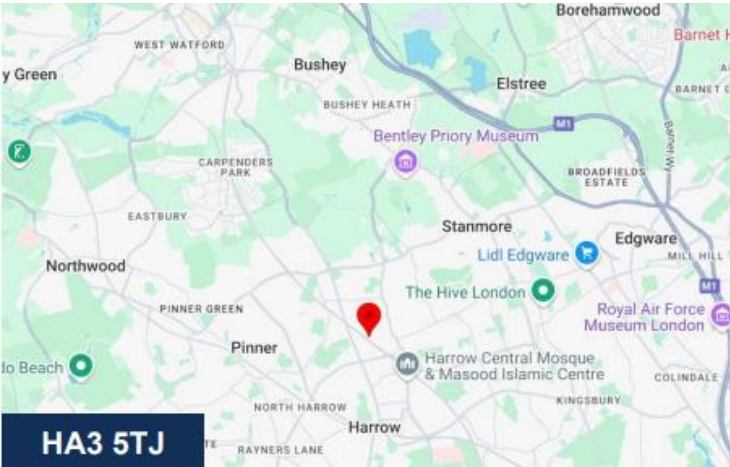
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Description

This prominently positioned mid-terraced, light industrial unit on 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. The unit has recently been refurbished throughout.

Location

Barratt Way Industrial Estate 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.



Floor areas

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse	2,437	226.40
Total	2,437	226.40

Rent

Rent on Application

Business Rates

Interested parties are advised to make their own enquires with the local council.

Energy Performance Rating

88 - D

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit is available by way of a new FRI lease on terms to be agreed.

VAT

All prices and other costs quoted exclusive of VAT.

Further details available upon request.





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