



FORMER ROYAL MAIL SORTING OFFICE

Elmgrove Road, Harrow, HA1 2ED

Detached warehouse with two yards and first floor offices to let

7,520 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	7,520 sq ft
Rent	£98,000 per annum
Business Rates	This property would require re-rating by the VOA
Service Charge	N/A
VAT	Applicable
EPC Rating	D

Key Features

- Open plan warehouse
- Loading Bay
- First floor offices
- Numerous parking spaces
- Can be split to create smaller units
- Close to Harrow town centre
- Available now

Description

The property is a two storey detached warehouse formally used as The Royal Mail Sorting Office. The warehouse element is open plan and can be accessed from two enclosed yards with a rear loading door. Additional benefits include solid concrete flooring and bright artificial lighting.

The first floor office has been divided into several smaller offices all with good natural light. Other benefits include gas central heating and suspended ceiling tiles.

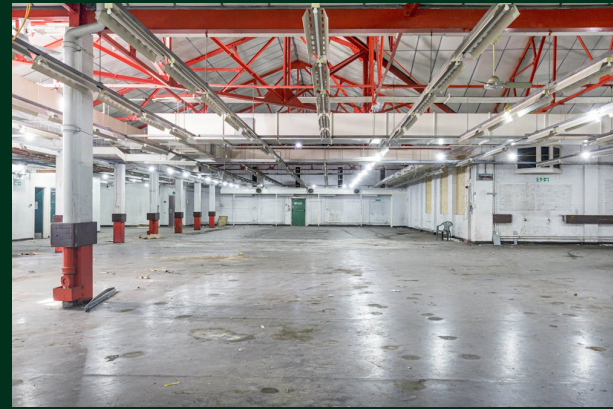
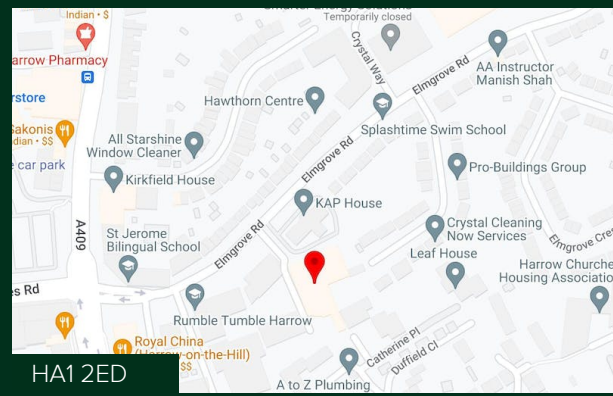
The Landlord will consider splitting the warehouse to create smaller units from 10,000 ft².

Location

Located just outside of Harrow town centre. Entrance to warehouse through side road off of Elmgrove Road.

There is a variety of restaurants, banks and retail shops along Harrow high street as well as a large Tesco under 5 minutes away.

There is great access to London Overground and the Bakerloo Line through Harrow & Wealdstone Station (13 minute walk), in addition to being a 15 minute walk from Harrow-on-the-Hill Station (Metropolitan Line).



Viewing & Further Information

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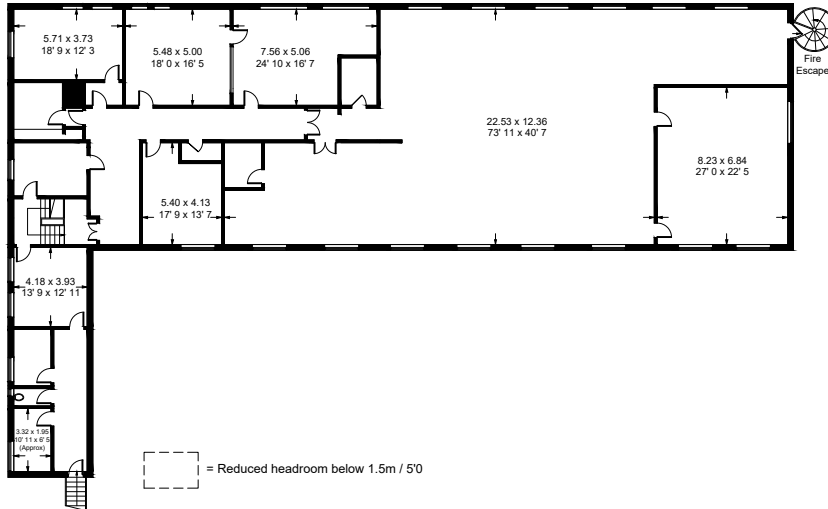


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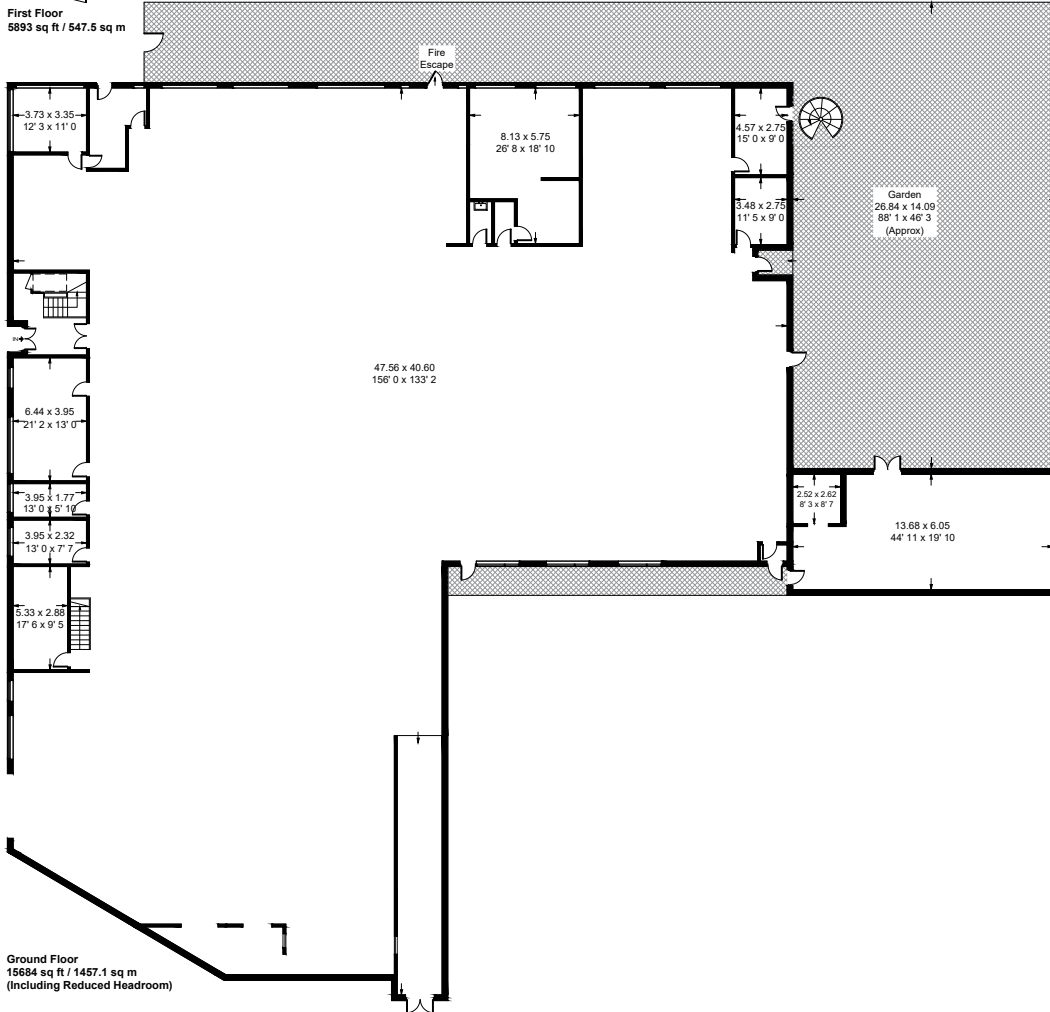
Former Royal Mail Sorting Office Elmgrove Road Harrow HA1 2E



Approximate Gross Internal Area = 21568 sq ft / 2003.7 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 9 sq ft / 0.9 sq m
 Outbuilding = 892 sq ft / 82.9 sq m
 Total = 22469 sq ft / 2087.5 sq m



First Floor
5893 sq ft / 547.5 sq m



Ground Floor
15664 sq ft / 1457.1 sq m
(including Reduced Headroom)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.