



Unit 1C

Chantry Place, Headstone Lane, Harrow, HA3 6NY

**New Build, Self Contained
Industrial Unit in a Secure
Gated Estate.**

2,988 sq ft
(277.59 sq m)

- 2,988 sqft
- 3 phase power supply
- Concrete mezzanine
- Parking available
- 5-minute walk from Headstone Lane Station

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Summary

Available Size	2,988 sq ft
Rent	£40,000 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

The premises comprises a modern light industrial unit situated within a self-contained estate. The unit has been recently constructed and is built to a high specification, presenting well throughout. The unit also benefits from a 25ft electric roller shutter, 3 phase power supply, concrete mezzanine, and parking.

Location

The property is located to the west of Headstone Lane on Chantry Place Industrial Estate, Harrow and access is off Headstone Lane via Chantry Place Estate Road. The site is located 1 mile to the north of Harrow Town Center & 1 mile to Harrow & Wealdstone. Headstone Lane Train Station is 0.4 miles from the property and provides access into Central London via Euston Station (approx. 34 minutes). Externally there is shared parking along the estate road via allocated parking permits.

Accommodation

The accommodation comprises the following areas:

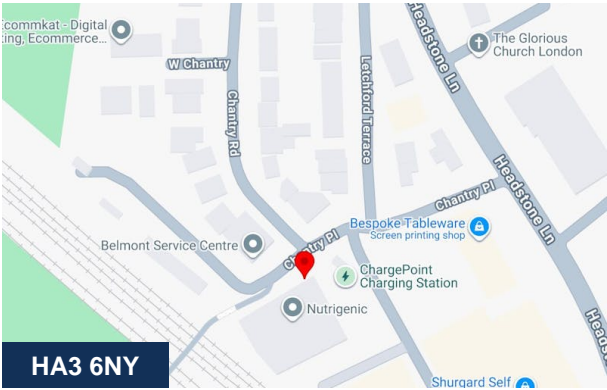
Name	sq ft	sq m	Availability
Ground - Warehouse	1,573	146.14	Let
1st - Warehouse	1,415	131.46	Let
Total	2,988	277.60	

Business Rates

Prospective tenants are advised to make their own enquires with Harrow Council in this regard.

Lease

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



Viewing & Further Information



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