



Unit 1B

Chantry Place, Headstone Lane, Harrow, HA3 6NY

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

5,117 sq ft
(475.38 sq m)

- EPC rating A
- 24/7 CCTV & police alarm call out
- Photovoltaic system
- 2x 25ft electric roller shutter
- Electric charging points
- Allocated parking

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Summary

Available Size	5,117 sq ft
Rent	£74,995 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

The premises consists of a warehouse unit totaling 5,117 sqft. The unit offers an open-plan layout, including a fitted kitchen, toilet facilities, office space, and a 25ft roller shutter. Additionally, the mezzanine level has the benefit of a gated void area adjacent to the roller shutters facilitating convenient loading and unloading.

The estate offers allocated parking spaces with 4 vehicle charging points in a designated parking area of 3,300 sqft. The compound is secured with external and internal cameras, gated access, and each unit is equipped with its own intercom system. Additionally, the roof of the building is covered with 282 solar panels.

Location

The building 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 & 2 miles 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).

Accommodation

The accommodation comprises the following areas:

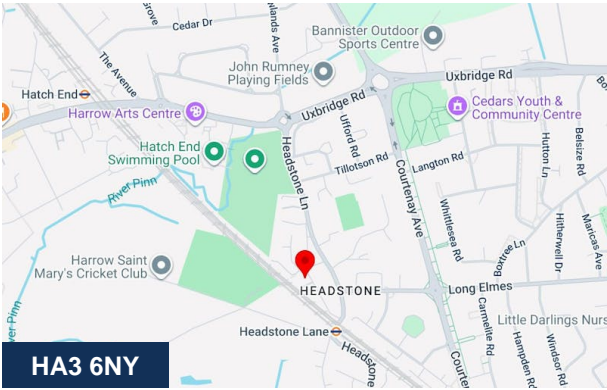
Name	sq ft	sq m	Availability
Ground - Unit B	5,117	475.38	Available
Total	5,117	475.38	

Terms

The premises are available by way of a new lease for a term by arrangement.

Video

● - <https://vimeo.com/1008396777?share=copy>



Viewing & Further Information



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