



## Unit 13

Barratt Way, Harrow, HA3 5TJ

## Warehouse / Light Industrial Unit To Let

**2,579 sq ft**

(239.60 sq m)

- Energy Efficient Lighting
- Roller Shutter
- Allocated Parking
- 3 Phase Power
- Gated Estate
- 24 Hour Access

# Unit 13, Barratt Way, Harrow, HA3 5TJ

## Summary

<b>Available Size</b>	2,579 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£14,595.75 per annum
<b>Service Charge</b>	£3,314.20 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The premises comprise a light industrial / warehouse of steel-framed construction with brick and profile steel clad elevations within a secure gated estate. Internally there is an eaves height of approximately 5.5 metres and externally the unit benefits from a full height roller shutter and parking to the front of the premises.

## Location

Barratt Way Industrial Estate is located on Tudor Road at its junction with Cecil Road, Wealdstone. The site is located close to the amenities of Harrow & Wealdstone town centre and the station is within walking distance, providing links to the Bakerloo Line and National Rail services. The M1 motorway is approximately 5 miles south-west of the site.

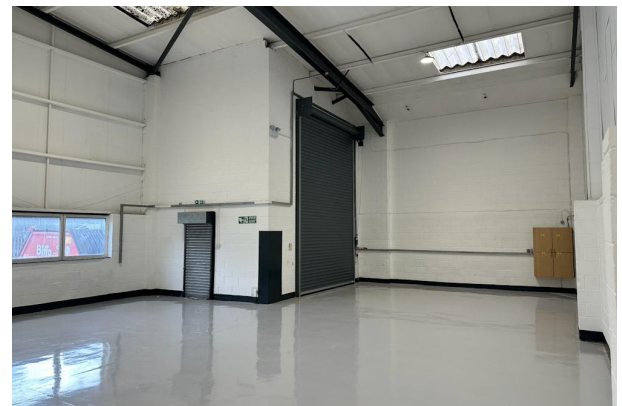
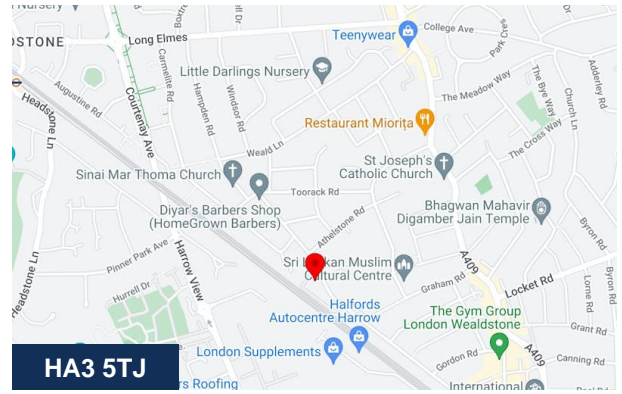
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,579	239.60	Available
<b>Total</b>	<b>2,579</b>	<b>239.60</b>	

## Terms

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



## Viewing & Further Information



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