Grade A industrial units ranging from 6,570 to 45,303 sq ft

Trade & Logistics

FOCUS PARK / HARROW

HA1 4WL

Focus on the future.

Focus Park is the new hub for **trade and logistics** and in Harrow. Offering high-specification industrial and warehouse units from 6,570 – 17,710 sq ft with the ability to combine. The park combines efficient, flexible space with excellent connectivity in a strategic North West London location.



Main Focus Park entrance



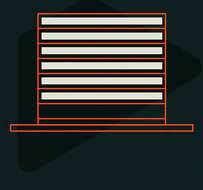
11 premium warehouse units
in the heart of North West London

Focus on the details...

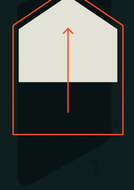
Designed for flexibility, the scheme provides high-specification units throughout.



Excellent natural light



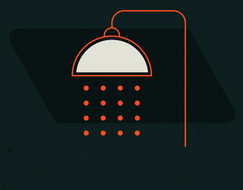
Electric level loading doors



Up to 10m clear internal eaves height



EPC Rating A



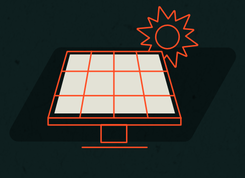
Shower facilities



Office heating and cooling*



Raised office flooring



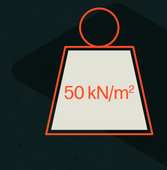
PV panels



24/7 access



Max Yard Depths
Unit 1: 37.9m
Units 2-11: 13.5m



50 kN/m² floor loading



Flexibility to install mezzanines



DDA Compliant



Suitable for B1(c), B2 and B8 classes



Low energy LED lighting



Solar controlled double glazing



Cycle storage



Electric charging ports

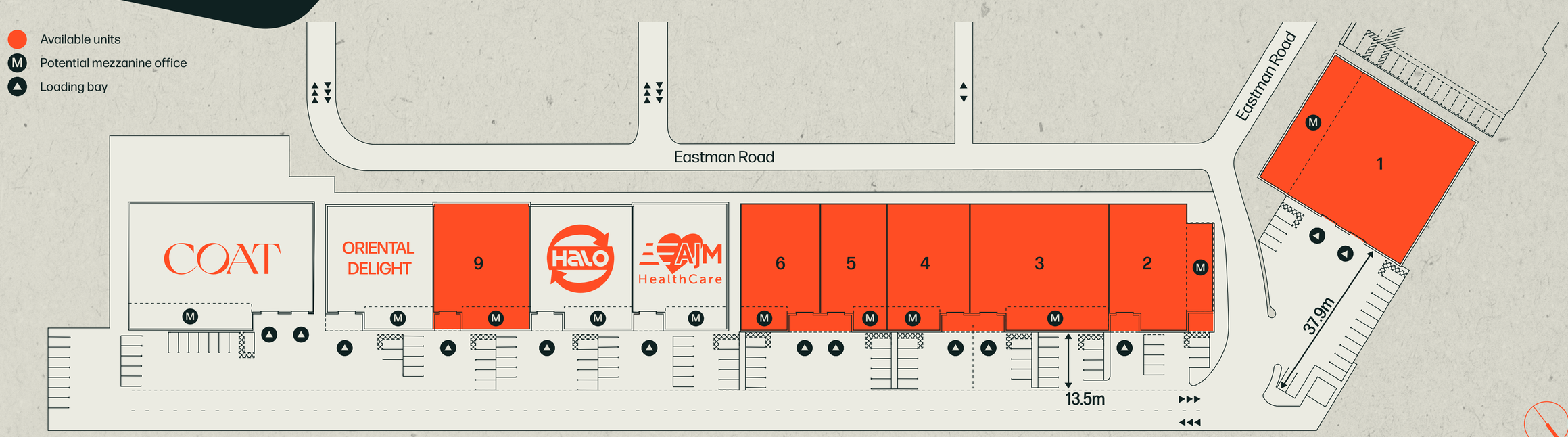
Units 3 & 4 exterior



Focus on space.

The seven available Grade A units, offer a range of sizes to suit individual occupier requirements.

Unit No.	Ground floor space sq ft	Mezzanine office sq ft	Unit total sq ft (GIA)	Car parking spaces	EV charge points	Eaves height (m)
1	14,908	2,802	17,710	18	2	8
2	7,567	1,618	9,185	7	2	10
3	10,863	2,761	13,624	12	2	10
4	6,450	1,638	8,088	5	2	10
5	5,239	1,331	6,570	5	2	10
6	6,241	1,595	7,836	5	2	10
7			LET			
8			LET			
9	7,547	1,866	9,413	9	2	10
10			LET			
11			LET			
TOTAL AVAILABLE SPACE			72,426			



Floor plan not to scale.
For indicative purposes only.



Unit 1 ground floor space

The units benefit from superior specification, and are flexible by design to suit to all occupiers needs. This includes the ability to combine units where required.





The bright, open units benefit from solar-controlled double glazing, roof mounted PV panels and heating and cooling throughout. This, alongside the EV charging bays provide an opportunity for occupiers to minimise their environmental footprint without compromising on specification.





Forward focused.

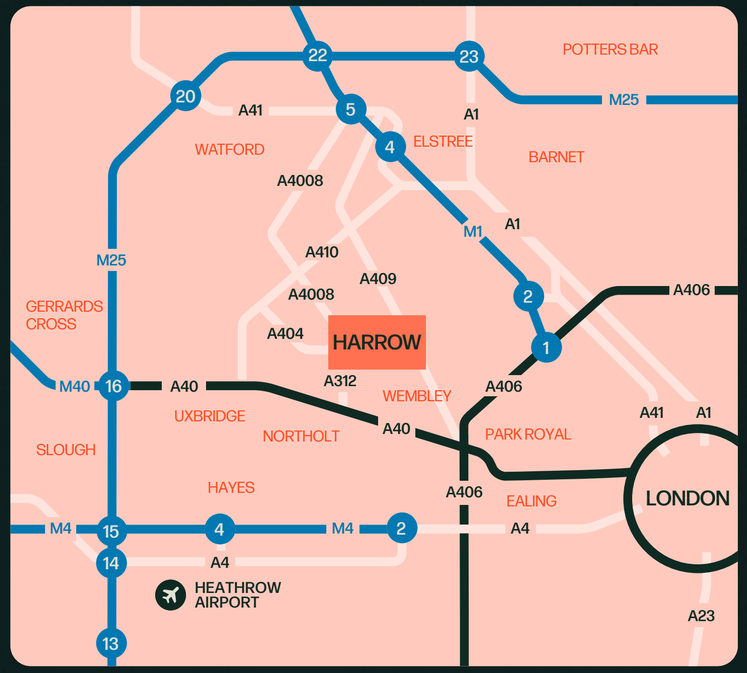
Focus Park is perfectly situated for businesses on the move, with easy access to both road and rail networks, as well as local amenities

Easy access to the A40, A401, and Heathrow Airport – located outside ULEZ

Under a 10 minute walk to Harrow & Wealdstone station for fast access to Central London



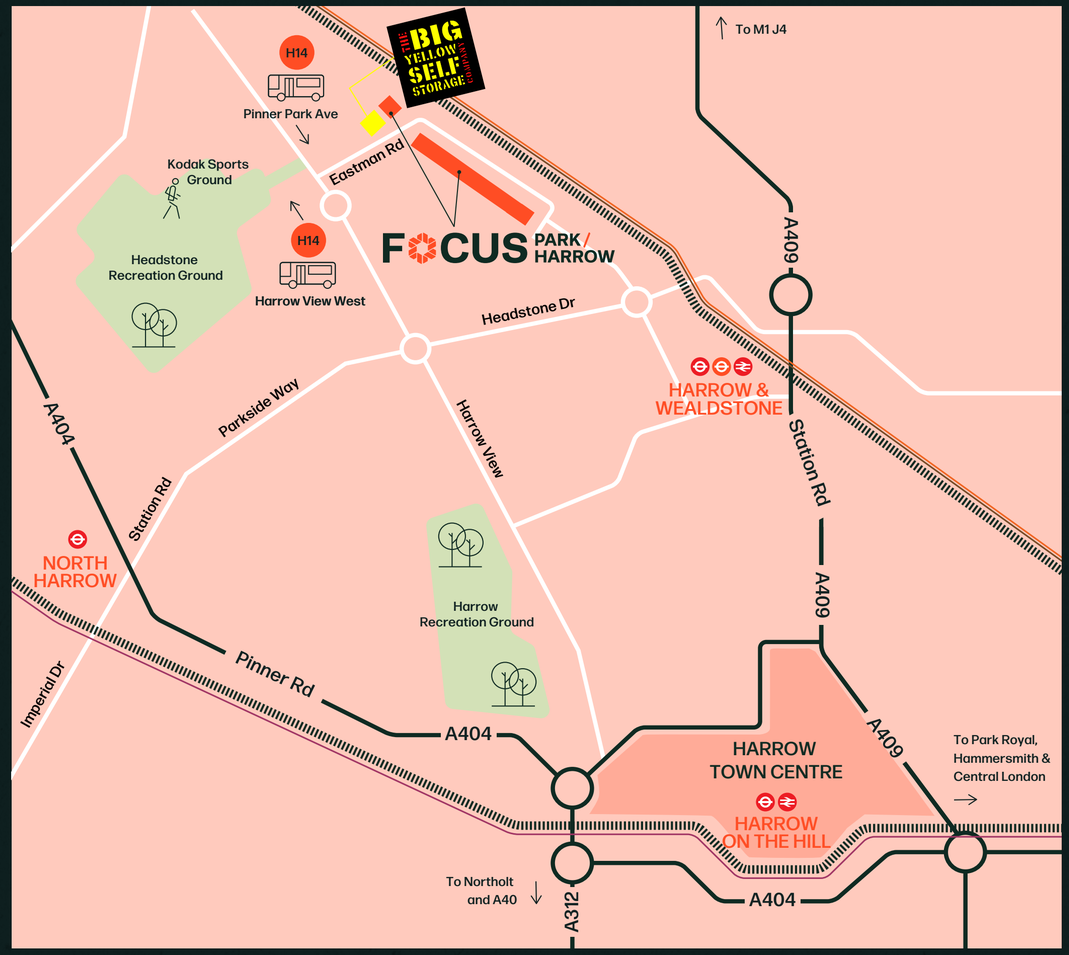




KEY TRAVEL TIMES

BY CAR	MINS
Harrow & Wealdstone station	4
A41	10
A40	15
Heathrow Airport	35

BY RAIL	MINS
London Euston	13
Bank	39
London Waterloo	48
Canary Wharf	54





Focus on the facts.

LOCAL DEMOGRAPHICS

270,724
total population for the local Harrow area

+9.3%
population growth

LOCAL AREA

1 min
walk to Sainsbury's Local & Eastman Village

5 mins
walk to Wealdstone Manor / Wealdstone recreation Ground

1.74 million
residents in Harrow and the four adjoining London boroughs

38 years
median age

11.5%
of local workforce in Professional, Scientific & Technical employment

83.8%
of Harrow's working age residents qualified to Level 1 or above

8 mins
by bus into Harrow Town Centre

21 mins
from Harrow & Wealdstone station to Oxford Circus



4/10
working residents already work within the borough

LOCAL OCCUPIERS

THE BIG YELLOW SELF STORAGE COMPANY

COAT

Halo



Focus Park looking south east

Everything in focus.

BUSINESS RATES
Occupiers are invited to make their own enquiries with the Valuation Office Agency (VOA).

LEGAL COSTS
Each party to bear their own legal costs.

VAT
VAT Applicable.

TERMS
Units are available by way of new full repairing and insuring leases. Please contact the letting agents for further details.

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MISREPRESENTATION ACT
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Designed by Cre8te - 020 3468 5760 - cre8te.london

FOCUS PARK / HARROW

HARROW – HA1 4WL

///CHEEKS.SNAPS.PHOTO