

UNITS 3&4 Waverley Industrial Park Harrow, HA1 4TR

Available
Q1/Q2 2026



TO LET Warehouse / Industrial Unit
12,809 sq.ft (1,189.99 sq m) - 25,683 sq.ft (2,386 sq m)

Property Features

- Under refurbishment
- Popular and well established industrial park
- Excellent vehicular access
- 6.41m clear height rising to 7.27m at the apex

UNITS 3&4

Waverley Industrial Park

Harrow, HA1 4TR

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Property Features

- Warehouse lighting
- Flexible undercroft and fitted first floor offices
- 20 car parking spaces
- Close to town centre and Harrow & Wealdstone Station
- A40 (3 miles) / M1 (5 miles)



Description

Two semi-detached modern light industrial / warehouse / trade units of steel portal frame construction with ground floor undercroft for future flexible fit out and first floor fitted office accommodation. To the front of each unit a loading apron served by an electric up and over level loading door. Other occupiers on the estate include Halfords Auto Centre, Merlin Diesel Systems and Electro Rent.

Location

Waverley Industrial Park is located north of Harrow town centre within a short walking distance of Harrow & Wealdstone Station and local shops (within 10 minutes). The A40 is within 3 miles and Junction 1 of the M1 is within 5 miles. Harrow & Wealdstone Station provides a fast (from 14 minutes) connection to London Euston and a Bakerloo Line service to Central London via Paddington and Marylebone.

Rates

Units 3-4 have a rateable value of £213,000.
All interested parties should make enquiries at Harrow Council.



Accommodation

UNIT 3	sq ft	sq m
Ground Floor	10,990	1,021.00
First Floor Fitted Office	1,819	168.99
TOTAL	12,809	1,189.99

UNIT 4	sq ft	sq m
Ground Floor	11,033	1,024.99
First Floor	1,841	171.03
TOTAL	12,874	1,196.02

UNITS 3 & 4	sq ft	sq m
Ground Floor	22,023	2,045.99
First Floor	3,660	340.02
COMBINED TOTAL	25,683	2,386

All areas are approximate gross external

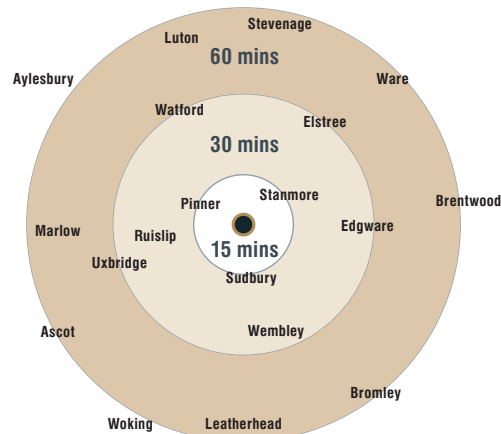


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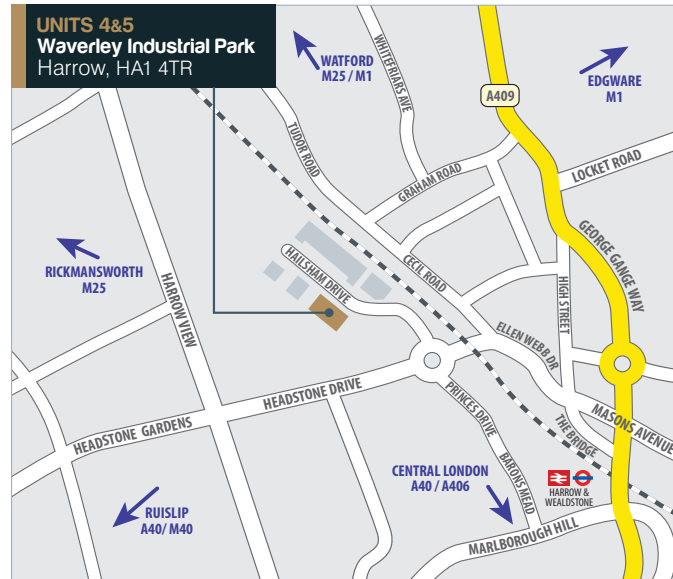
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Drive Distances



UNITS 4&5 Waverley Industrial Park Harrow, HA1 4TR



EPC

The EPC will be recommissioned post refurbishment works.

Terms

Units 3&4 are available Q2 2026 on a new fully repairing and insuring lease on terms to be agreed.

VAT

Rent is subject to VAT.

Due Diligence

Any interested party will be required to provide the agent and landlord with company information to comply with anti-money laundering legislation.

Legal Costs

Each party to bear their own costs.

Contact



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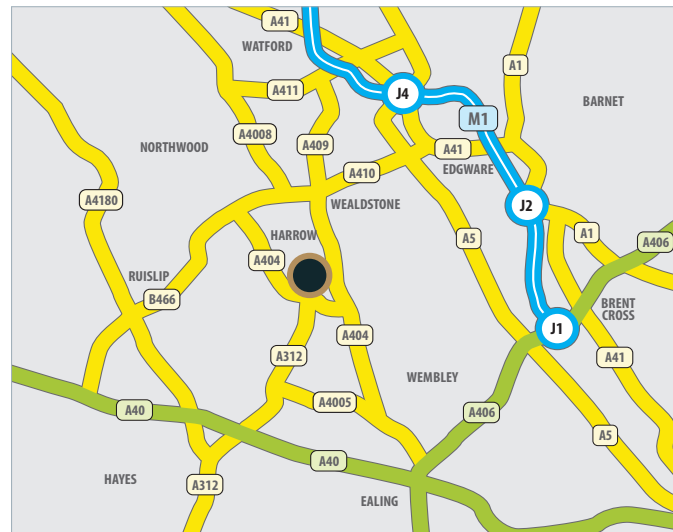


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Indicative office interior



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