



INDUSTRIAL TO LET | 1,964 SQ FT

18 THE HAWTHORN CENTRE, ELMGROVE ROAD, HARROW, HA1 2RF



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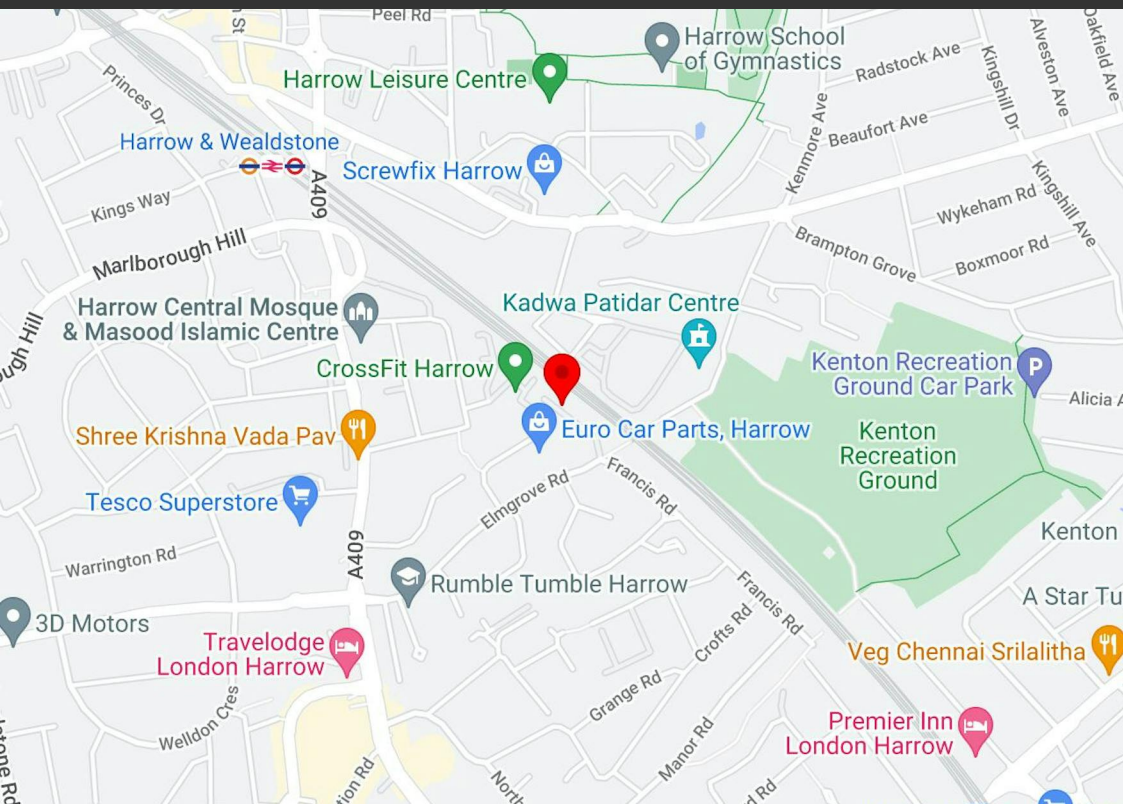
MODERN WAREHOUSE/INDUSTRIAL BUILDING WITH MEZZANINE OFFICE & KITCHEN

- Good Decorative Order
- Excellent Mezzanine Fitted Office
- Mezzanine Kitchen
- Manual Roller Shutter Loading Door
- Two WC's/Washrooms
- 3 Allocated Car Parking spaces plus the space fronting the Loading Door
- 3 Phase Power Supply



DESCRIPTION

The premises comprise a modern end-of-terrace Warehouse/Industrial unit situated on a modern industrial estate in Harrow. The ground floor is mainly in open plan with a manual roller shutter loading door, with a boardroom/office and two WC/Washrooms and a 3-Phase Power Supply. The Mezzanine open plan office is in excellent decorative order with spot lighting and four skylights plus being fully carpeted and having aluminium double glazed windows overlooking the ground floor area as well as an adjoining kitchen area. The premises comes with 3 allocated car parking spaces plus the space in front of the loading door.



LOCATION

The premises are situated on a modern industrial estate which is located at the eastern end of Elm Grove Road being close to Station Road in Wealdstone. Harrow and Wealdstone Underground and Overground Stations are located close by as well as the local shopping centre in Harrow.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Storage & Distribution	1,256	116.69	Let
Mezzanine - Office and Kitchen	708	65.78	Let

RENT

£35,000 per annum £17.82 per sq. ft.

RATES & CHARGES

Service charge: £4,500 per annum Linked to the RPI.
Rates payable: £15,094.75 per annum

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



Robert Reiff

0207 4439868

07775 605555

robert@dutchanddutch.com

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 16/06/2026



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