



WAREHOUSE TO LET | 2,281 SQ FT

UNIT 12, HAWTHORN CENTRE, ELMGROVE ROAD, HARROW, HA1 2RF

MODERN WAREHOUSE/INDUSTRIAL UNIT AVAILABLE FOR IMMEDIATE OCCUPATION

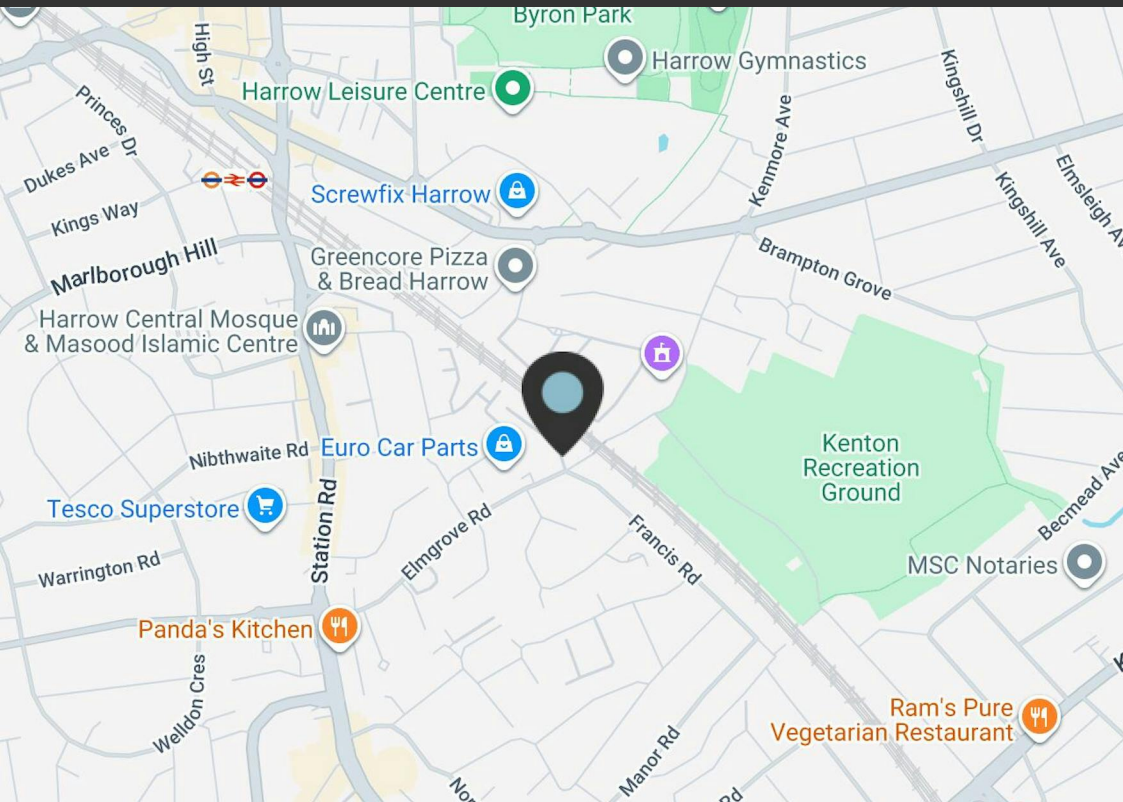
- Modern Warehouse Premises
- Two WC's/Washrooms
- 3-Phase Power Supply
- Gas Blow Heating Unit
- Concrete floor in ground floor warehouse area
- Fluorescent Lighting
- 3 Allocated Car Parking spaces plus the area in front of the manual operated Loading Door



DESCRIPTION

The premises comprise a modern single storey end of terrace B1 Warehouse/Light Industrial unit with mezzanine floor both in open plan in good decorative condition, suitable for a variety of trades, being located on a modern industrial estate.

Amenities include; Mezzanine floor, 3-Phase power, Manual Steel Up & Over Loading Door, Pedestrian Entrance, Concrete Floor, Fluorescent Lighting, 2 WC's/Washrooms, and 3 Allocated Car Parking spaces plus the space fronting the Loading Door.



LOCATION

The premises are situated on a modern industrial estate located off of Elm Grove Road, which is located off Station Road in Wealdstone, Harrow and close to the main Wealdstone shopping centre.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse/Storage	1,252	116.31	Available
Mezzanine - Storage Space	1,029	95.60	Available

RENT

£35,000 per annum There is NO VAT charged on the Rent.

RATES & CHARGES

Service charge: £4,500 per annum Linked to the RPI plus £1,000 per annum approx., for the building insurance.

Rates payable: £10,409.50 per annum

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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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 28/10/2026