



WAREHOUSE TO LET | 1,390 SQ FT

UNIT 22 THE HAWTHORN CENTRE, ELMGROVE ROAD, HARROW, HA1 2RF



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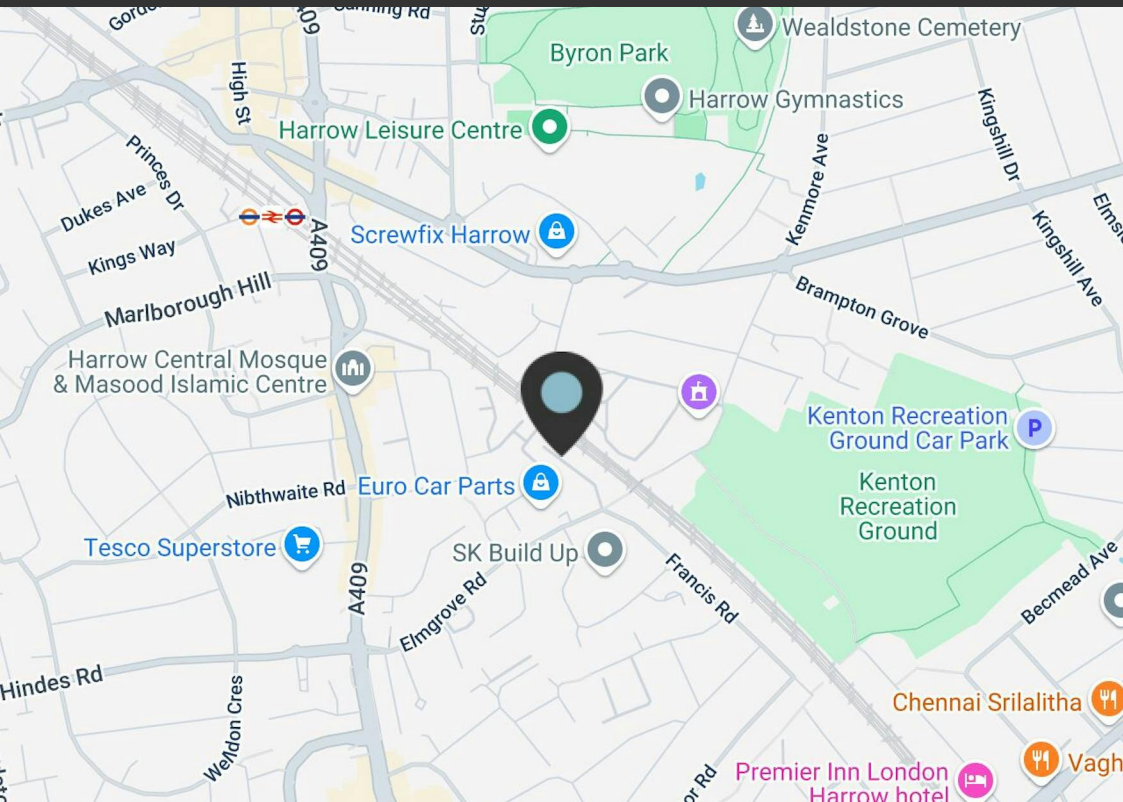
MODERN WAREHOUSE/OFFICES

- Modern Open Plan Warehouse with Ground Floor and Mezzanine Offices
- 2 WC's/Washrooms
- 3-Phase Power Supply
- 3 Allotted Car Parking Spaces
- Gas Blow Heater
- Painted Concrete Floor in Warehouse Area



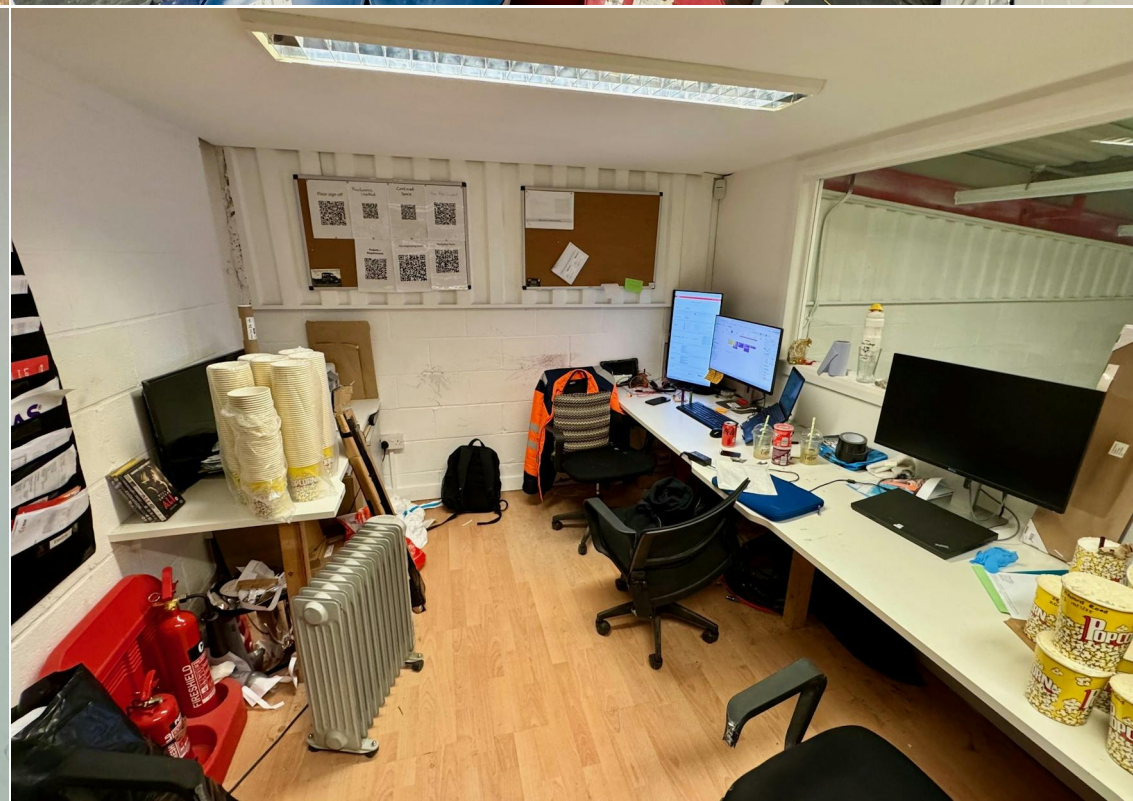
DESCRIPTION

The premises comprise a modern mid-terrace Warehouse/Industrial unit on a modern industrial estate in Harrow. The ground floor are of 1,245 sq. ft. approx., is mainly in open plan with an approximate eaves height between 15ft to 16ft with a ground floor office and a mezzanine office of 145 sq. ft. approx., accessed by a wooden staircase. At the front of the premises are two adjoining WC's/Washrooms. The premises have 3 allocated car parking spaces. The premises are available on a new Full Repairing & Insuring Lease for a term of 6 years with a Rent Review at 3 years.



LOCATION

The premises are situated on a modern industrial estate which is located at the eastern end of Elmgrove 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 - Warehouse	1,245	115.66	Let
Mezzanine - Offices	145	13.47	Let

RENT

£40,000 per annum (There is NO VAT charged on the Rent).

RATES & CHARGES

Service charge: £4,500 per annum Building Insurance: £1,000 per annum approx.
Rates payable: £10,267.50 per annum

EPC

D

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 17/07/2025



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