

7 CRYSTAL CENTRE

Elmgrove Road, Harrow, HA1 2HP

Modern Warehouse With Offices and 6 Parking Spaces

6,187 SQ FT

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Summary

Available Size	6,187 sq ft
Passing Rent	£86,500 per annum
Rates Payable	£33,280 per annum
Service Charge	£6,490 per annum
VAT	Applicable
EPC Rating	C (64)

Key Features

- Modern warehouse unit
- 6 parking spaces plus the forecourt
- Eaves height up to 6.4m
- Loading bay
- LED lighting

Description

The property is a mid terrace warehouse unit that was renovated throughout in 2021. The unit comprises a steel portal frame construction with first floor offices.

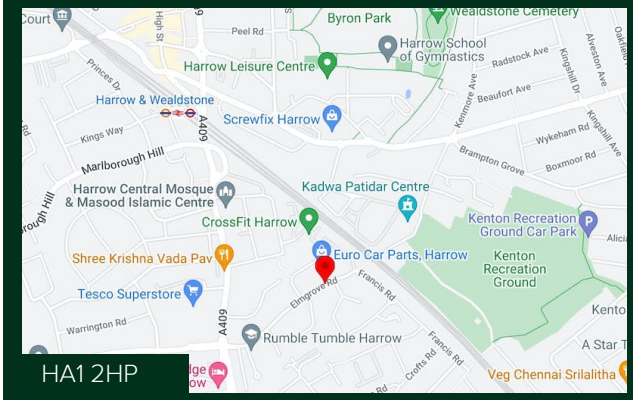
Access to the warehouse is provided through a single loading door (4.59m wide x 4.8m high), while the offices can be accessed via a separate pedestrian door.

Location

The Crystal Centre is located off Elmgrove Road in central Harrow. The A40 is within 4.5 miles and the M1 is within 5.5 miles. Harrow and Wealdstone Station provides a frequent service to London Euston and Bakerloo Line underground services. Harrow on the Hill station offers Metropolitan Line underground and Chiltern rail services to Central London.

Terms

An assignment of the existing lease expiring 31st July 2031 with the benefit of a tenant only break on 4th August 2026. The lease is contracted outside the 1954 Landlord & Tenant Act.







Viewing & Further Information

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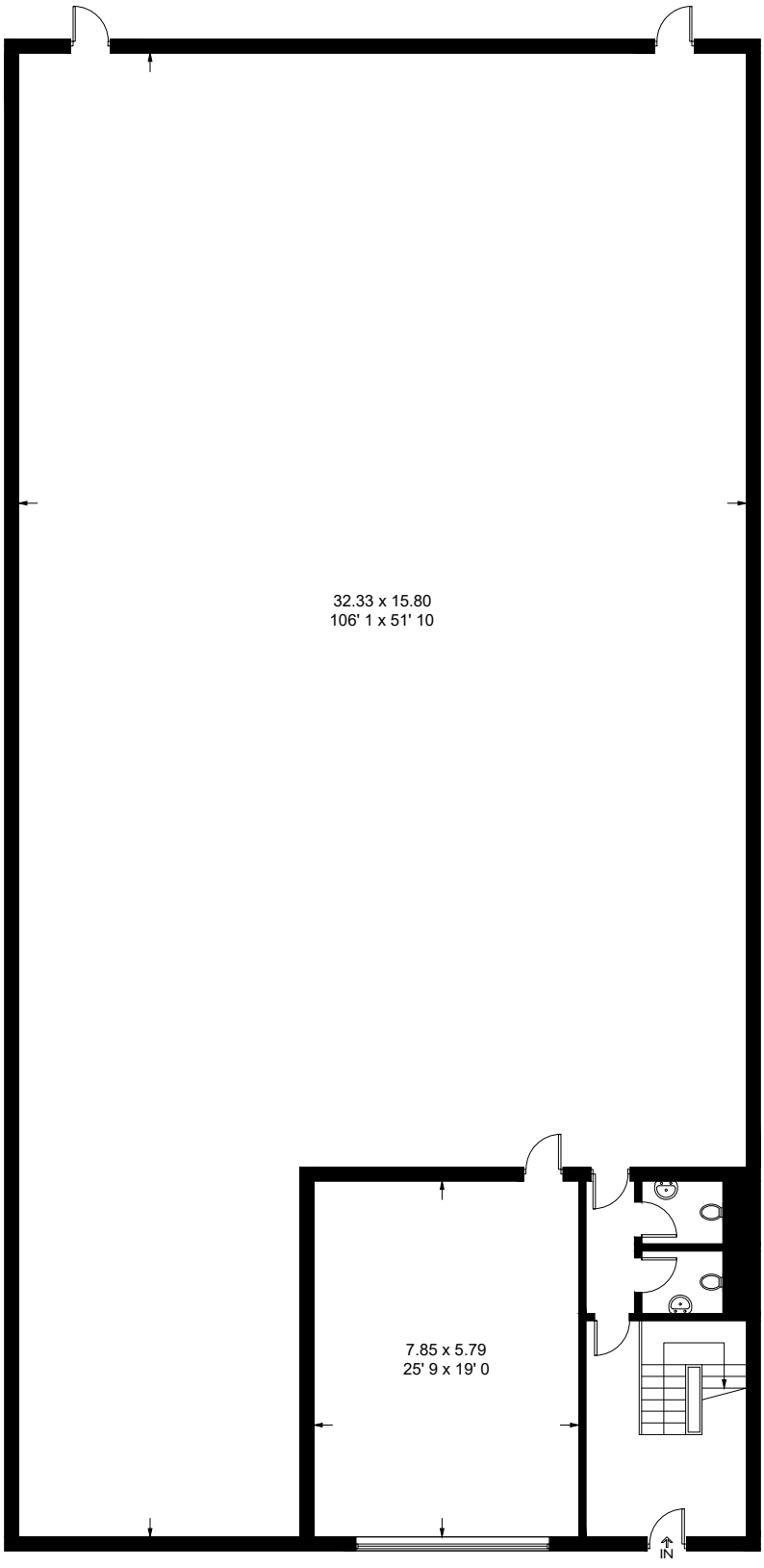
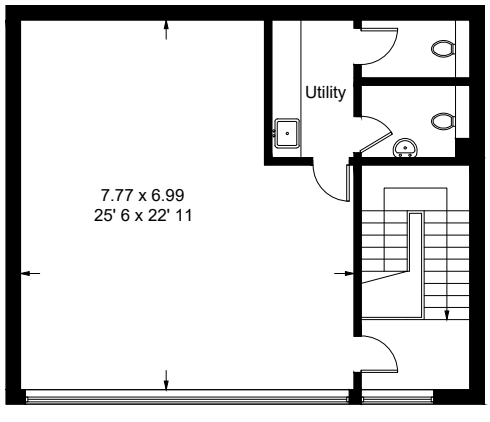
Crystal Centre

Approximate Gross Internal Area = 6341 sq ft / 589.1 sq m



Ground Floor
5551 sq ft / 515.7 sq m



First Floor
790 sq ft / 73.4 sq m

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