



WAREHOUSE TO LET | 2,168 SQ FT

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



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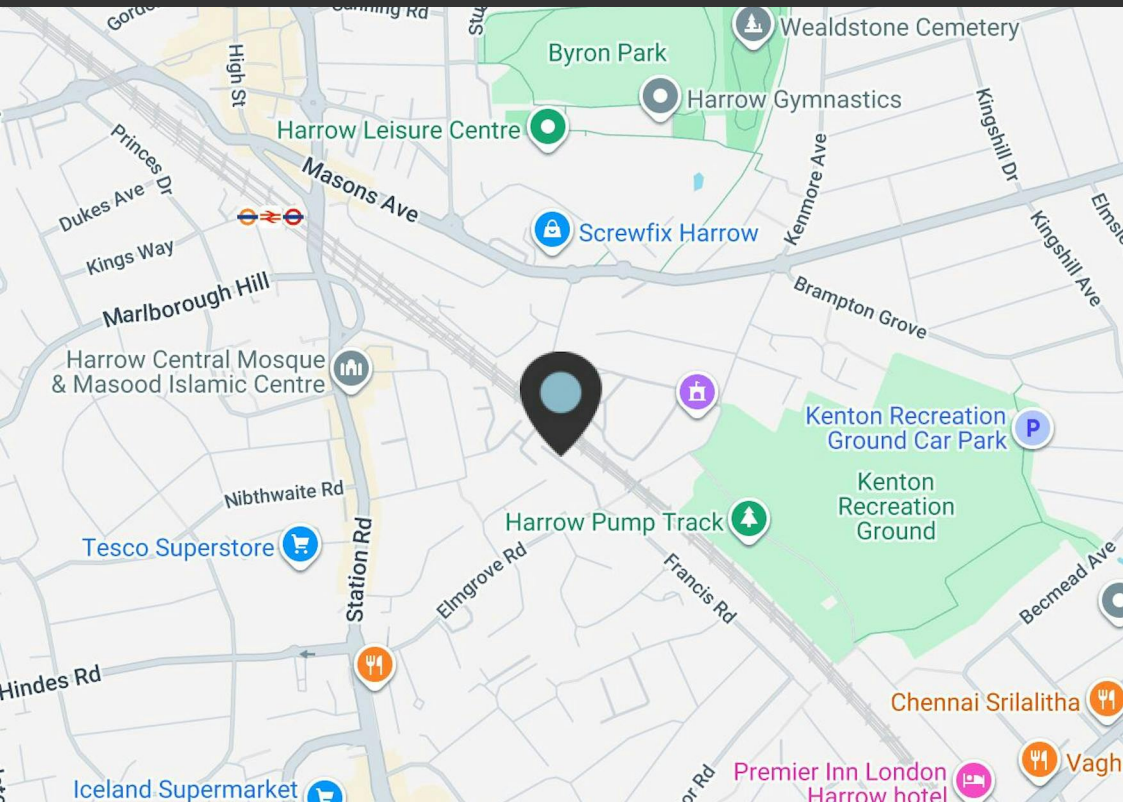
MODERN WAREHOUSE/INDUSTRIAL UNIT ON GROUND & MEZZANINE FLOORS

- NEW ON THE MARKET AFTER 20 YEARS
- OPEN PLAN GROUND AND MEZZANINE FLOORS
- TWO ELECTRIC FAN HEATERS IN GROUND FLOOR WAREHOUSE/INDUSTRIAL AREA
- THREE PHASE POWER SUPPLY
- GAS SUPPLY
- AMPLE 13AMP ELECTRIC WALL SOCKETS IN GROUND FLOOR AREA
- TWO WC'S/WASHROOMS
- SECURITY ALARM



DESCRIPTION

The premises comprise a modern end of terrace Warehouse/Industrial unit on a modern industrial estate in Harrow. The ground floor area of 1,245 sq. ft. approx., is mainly in open plan with an approximate height to the mezzanine floor of 8ft 3ins approx. The open plan mezzanine floor is accessed by a steel staircase at the front of the premises and has an approximate height between 6ft to 8ft. Situated at the rear 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 and a 'Tenants Option' to Break the Lease t 3 years.
PLEASE NOTE THAT THE LANDLORDS WILL NOT ALLOW ANY CAR RELATED USES ON THE HAWTHORN ESTATE



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/Industrial	1,245	115.66	Available
Mezzanine - Warehouse/Industrial	923	85.75	Available

RENT

£40,000 per annum (£19 per sq. ft. approx.) - No VAT Charged on the Rent

RATES & CHARGES

Service charge: £4,500 per annum

Estate charge: £1,000 per annum for Building Insurance

Rates payable: £10,822.50 per annum April 2025 to April 2026

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 24/12/2025



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