



WAREHOUSE TO LET | 2,068 SQ FT

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

SUPERBY REFURBISHED WAREHOUSE AND OFFICES

- Recently Refurbished
- Gas Central Heating
- Fitted Kitchens on Ground and Mezzanine Floors
- WC's/Washrooms on Ground and Mezzanine Floors
- Modern Electrics
- Vinyl Flooring in Ground Floor Reception area and all offices
- Electrical Circuit Trunking in Offices
- 3-Phase (3 X 100amp) Electrical Power Supply



DESCRIPTION

The premises comprise a modern end-of-terrace Warehouse/Industrial unit situated on a modern industrial estate in Harrow.

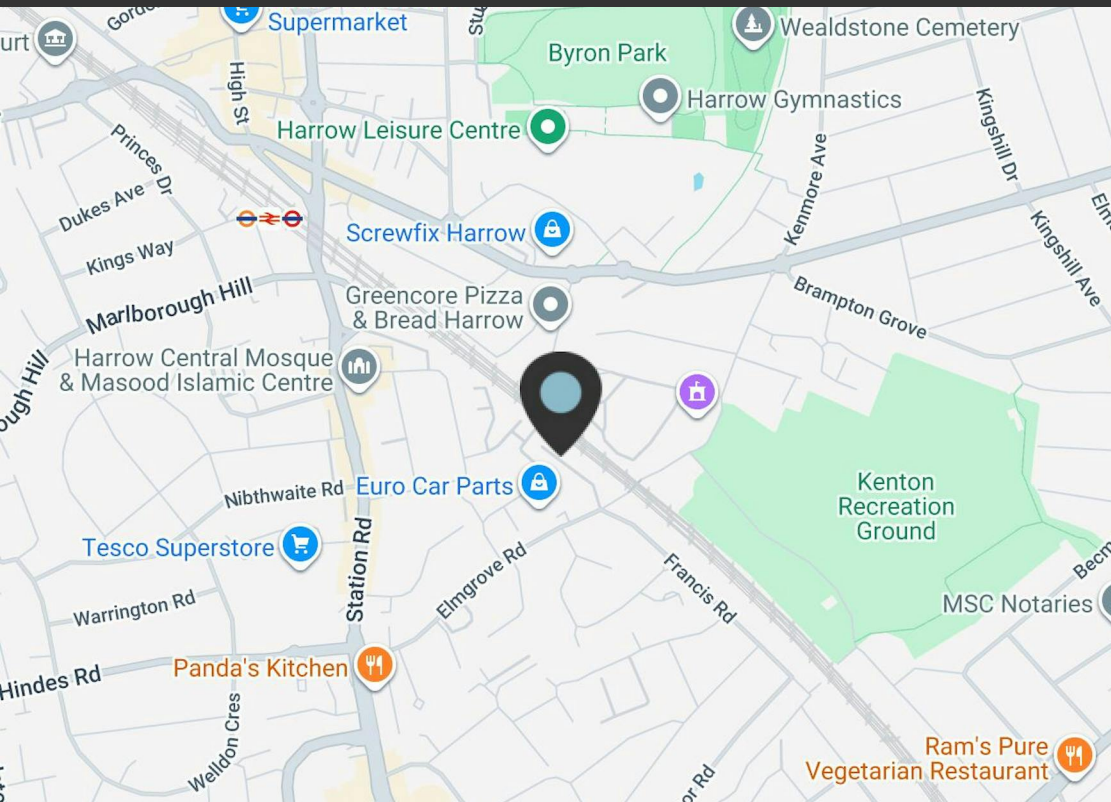
The Ground Floor has a Warehouse/Storage area with a manual roller shutter loading door, and a Kitchen and WC/Washroom at the rear, plus a front Reception area and separate office.

The Mezzanine Floor is divided into an open plan Office/Reception area plus two large offices, a storeroom, kitchen and WC/Washroom.

Amenities include; Gas Central Heating in Offices and toilets, 3-Phase Electrical Power Supply, Vinyl floor covering in offices, Kitchen and WC's.

The premises comes with 3 allocated car parking spaces plus the space in front of the loading door.

The premises are available on a new FRI Lease for a term of either 3 years or for a term of 6 years with a Rent Review and a Tenants Break at 3 years subject to 6 months prior written notice being given to the Landlords.



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 - Storage and Offices	1,258	116.87	Available
Mezzanine - Offices	810	75.25	Available

RENT

£35,000 per annum (£16.98 per sq. ft.)

RATES & CHARGES

Service charge: £4,500 per annum linked to the RPI + £1,000 per annum Building Insurance.
Rates payable: £15,660 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 20/10/2026



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