



## Bremer Road, South Harrow, Middlesex

London Properties are pleased to offer to the market this Light Industrial warehouse for rent or sale situated within South Harrow Industrial Estate on Bremer Road which is accessed via Northolt Road (A312) and is only within a 5-minute walking distance of South Harrow Tube Station which in turn is serviced by the Piccadilly Line. Many amenities are also available within close proximity. The unit is primarily of brick construction to a Pitched steel truss roof which has had substantial. Internal Viewings are highly recommended through London Properties by appointment only. Modernization works carried out to the interior. The Front of the building serves as 2 storey offices with the warehouse segment located to the rear. This area Has now also been converted to a high specification Offices with a small workshop to the rear which is accessed via the yard. A mezzanine floor has been built on the ground floor warehouse area which can be used for storage purposes. The dedicated yard to the rear can accommodate approximately 8-10 cars. Internal Viewings are highly recommended through London Properties by appointment only.

**To Rent £65,000 Per Annum of £2,000,000 Freehold**



**Harrow Weald Branch Tel: 020 8861 4615**

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Proprietor: Mukesh B. Mehta

## ADDITIONAL PHOTOGRAPHS



particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.

## **Bremer Road, South Harrow, Middlesex, HA2 8AX**

### **LOCATION:**

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### **DESCRIPTION:**

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Modernization works carried out to the interior. The Front of the building serves as 2 storey offices with the warehouse segment located to the rear. This area Has now also been converted to a high specification Offices with a small workshop to the rear which is accessed via the yard. A mezzanine floor has been built on the ground floor warehouse area which can be used for storage purposes. The dedicated yard to the rear can accommodate approximately 8-10 cars.

### **USES:**

Light Industrial

### **RENTAL:**

£65,000 per annum plus Vat

### **TERMS:**

New Lease available

### **TENURE:**

£2,000,000 Plus Vat

### **SIZE:**

Total Area 6543 sq ft

Ground floor 3,312 sq ft ( Sqm)

First floor office 703 sq ft (65.31 Sqm)

Total covered area 4,015 sq ft (373 Sqm)

Plus, a mezzanine for extra storage and a large open yard

Height of warehouse: 5.48m at the highest point.

### **LOCAL AUTHORITY:**

Harrow

### **ENERGY PERFORMANCE CERTIFICATE:**

Energy Performance Asset Rating is 110 Rating. E  
copy of this property's energy performance  
certificate is available on request

**REFERENCE CHARGE:**

London Properties charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is nonrefundable after the references have been taken up, whether they are accepted or not by the Landlord.

**HOLDING DEPOSIT:**

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the London Properties client account

**AGENT NOTE:**

London Properties for themselves for Lessors, Vendors and their agents, give notice that:-

1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
2. These details do not constitute any part of an offer or contract.
3. All statements or details contained within these particulars are without any responsibility on any part, to London Properties.
4. All rent prices, fees and charges are quoted exclusive of VAT

**VIEWINGS:**

Internal viewings are highly recommended through London Properties by appointment only

**MAILING LIST:**

We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.

**DETAILS BY E-MAIL:**

We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at:  
[info@london-properties.co.uk](mailto:info@london-properties.co.uk)

**FREE VALUATIONS & MARKETING ADVICE:**

We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on:  
**020 8861 4615**

**MORTGAGES: We can offer help and advice in arranging your mortgage.  
Written quotations are available on request. Please contact this office.**

**REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH  
REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**For your FREE, No-obligation lettings or sales valuation, Please call 020 8861 4615**

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