



Unit 13, Barratt Way

Harrow, HA3 5TJ

Warehouse / Light Industrial Unit To Let

2,579 sq ft

(239.60 sq m)

- Energy Efficient Lighting
- Roller Shutter
- Allocated Parking
- 3 Phase Power
- Gated Estate
- 24 Hour Access

Unit 13, Barratt Way, Harrow, HA3 5TJ

Summary

Available Size	2,579 sq ft
Rent	Rent on application
Rates Payable	£14,595.75 per annum
Service Charge	£3,314.20 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise a light industrial / warehouse of steel-framed construction with brick and profile steel clad elevations within a secure gated estate. Internally there is an eaves height of approximately 5.5 metres and externally the unit benefits from a full height roller shutter and parking to the front of the premises.

Location

Barratt Way Industrial Estate is located on Tudor Road at its junction with Cecil Road, Wealdstone. The site is located close to the amenities of Harrow & Wealdstone town centre and the station is within walking distance, providing links to the Bakerloo Line and National Rail services. The M1 motorway is approximately 5 miles south-west of the site.

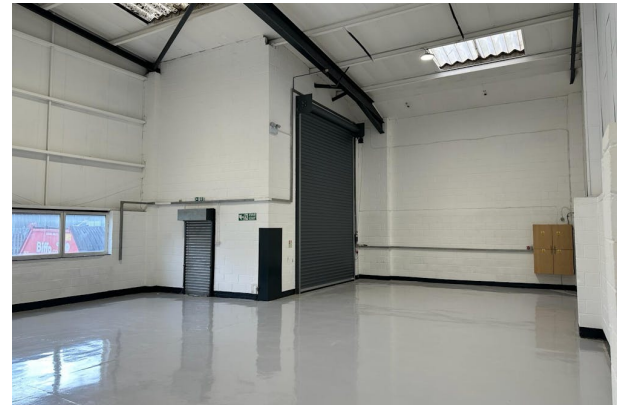
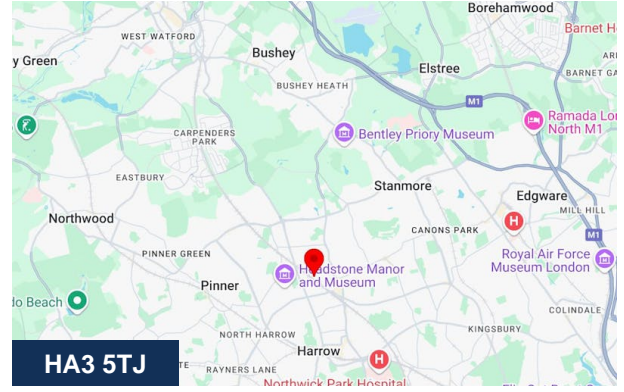
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,579	239.60	Available
Total	2,579	239.60	

Terms

The unit is available by way of a new lease for a term by arrangement.



Viewing & Further Information



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