

FULLY
REFURBISHED



6,521 SQ FT
(605.8 SQ M)

UNIT 3

THE CRYSTAL CENTRE ELMGROVE ROAD
HARROW HA1 2HP

TO LET



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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.

DESCRIPTION

The property comprises a modern detached warehouse unit of steel portal frame construction with ground and first floor offices.

The prominent building at the entrance to the estate has been fully refurbished to include a new roof.



SPECIFICATION

- New roof
- 4.9m eaves
- Electric roller shutter door
- 2 storey fitted offices
- 3 Phase power
- LED lighting
- WC and shower facilities
- Kitchenette point



LEASE TERMS

New Full Repairing and Insuring Lease for a term to be agreed.

RENT

Upon application.

VAT

The premises has been elected for VAT.

BUSINESS RATES

Please make your independent enquiries.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

ACCOMMODATION	SQ FT	SQ M
Ground Floor	5,716	531.0
First Floor	805	74.8
TOTAL GIA (APPROX)	6,521	605.8

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in a transaction.

EPC

The property has an EPC rating of B36.



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