

FULLY
REFURBISHED



5,976 SQ FT
(555.2 SQ M)

UNIT 5

THE CRYSTAL CENTRE ELMGROVE ROAD
HARROW HA1 2HP

TO LET



**5 THE CRYSTAL CENTRE
ELMGROVE ROAD HARROW HA1 2HP**

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 end of terrace 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's at ground and first floor
 - 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	5,218	484.8
First Floor	758	70.4
TOTAL GIA (APPROX)	5,976	555.2

LEGAL COSTS

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

EPC

The property has an EPC rating of B38.



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