

# UNIT 15 Waverley Industrial Park Harrow, HA1 4TR

To be  
refurbished



**TO LET** Warehouse / Industrial Unit  
5,586 sq ft (519 sq m)

**VIRTUAL  
TOUR**

Showing Unit 8,  
a refurbished unit  
of similar size  
and specification  
now let

# UNIT 15

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### Property Features

- To be refurbished
- Popular and well established industrial park
- Excellent vehicular access
- 5.55m clear height rising to 7m at the apex
- Warehouse lighting
- Flexible undercroft and fitted first floor offices
- 10 car parking spaces
- Close to town centre and Harrow & Wealdstone Station
- A40 (3 miles) / M1 (5 miles)



### Description

A semi-detached property comprising a modern light industrial / warehouse / trade unit of steel portal frame construction with ground floor undercroft for future flexible fit out and first floor fully fitted office accommodation. To the front is a loading apron served by an electric up and over level loading door. Other occupiers on the estate include Halfords Auto Centre, Racal Acoustics and Electro Rent.

### Location

Waverley Industrial Park is located north of Harrow town centre within a short walking distance of Harrow & Wealdstone Station and local shops (within 10 minutes). The A40 is within 3 miles and Junction 1 of the M1 is within 5 miles. Harrow & Wealdstone Station provides a fast (from 14 minutes) connection to London.

### Accommodation

UNIT 15	sq ft	sq m
Warehouse	3,412	317
Undercroft and Welfare	1,087	101
First Floor Fitted Offices	1,087	101
<b>TOTAL</b>	<b>5,586</b>	<b>519</b>

All areas are approximate gross external

### Rates

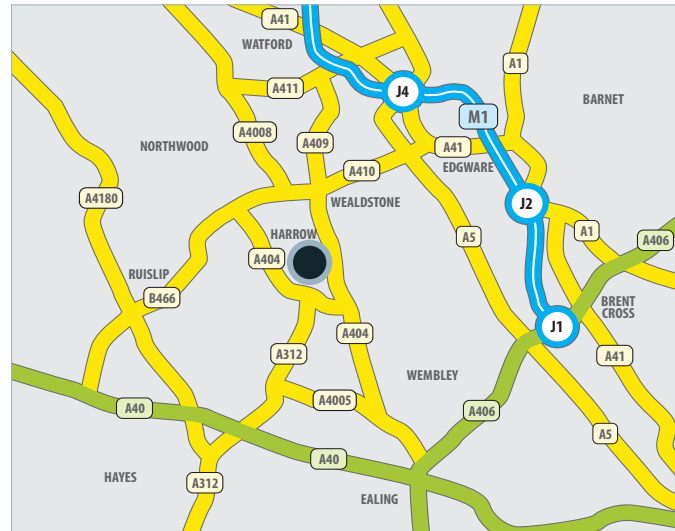
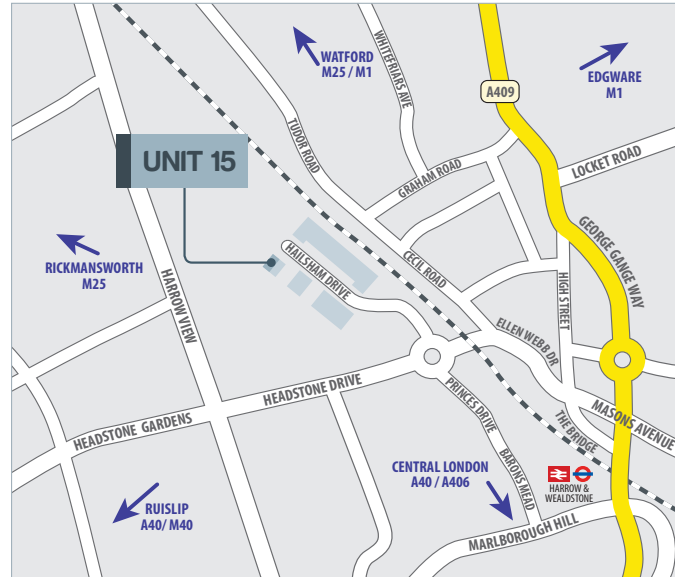
The property has a rateable value of £61,500 (2023) and is described as "warehouse and premises". All interested parties should make enquiries at Harrow Council.



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## Drive Distances



## EPC

The EPC will be recommissioned post refurbishment works.

## Terms

Unit 15 is available on a new fully repairing and insuring lease on terms to be agreed.

## VAT

Rent is subject to VAT.

## Due Diligence

Any interested party will be required to provide the agent and landlord with company information to comply with anti-money laundering legislation.

## Legal Costs

Each party to bear their own costs.

## Contact

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