

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

Waverley Industrial Park Harrow, HA1 4TR

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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

An 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
TOTAL	5,586	519

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.

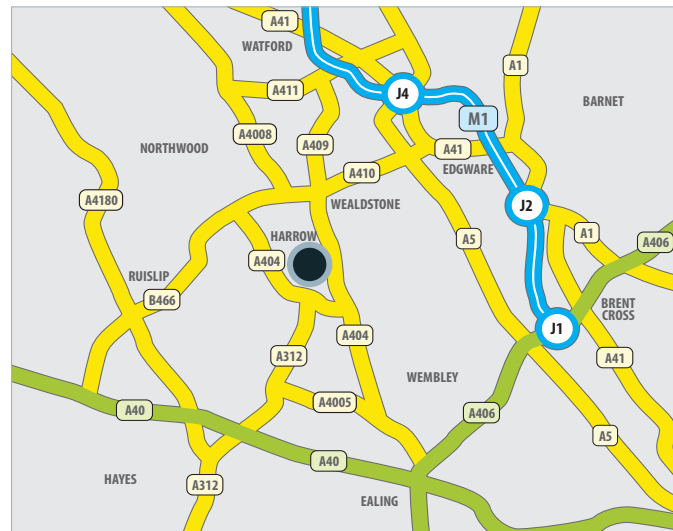
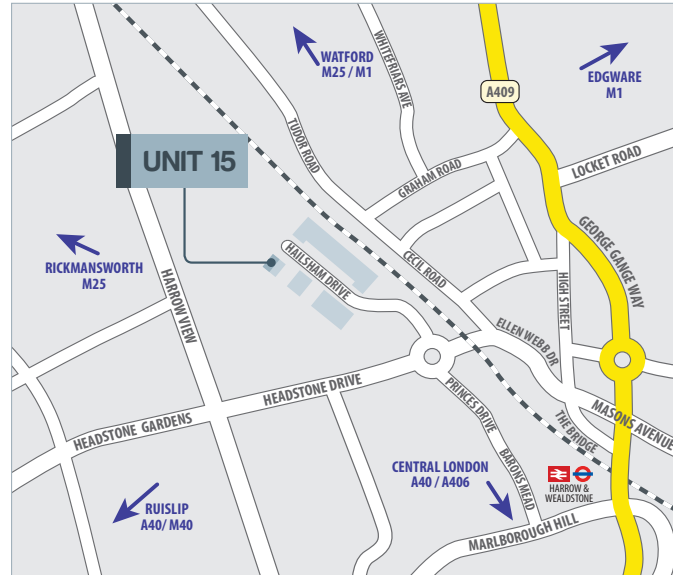
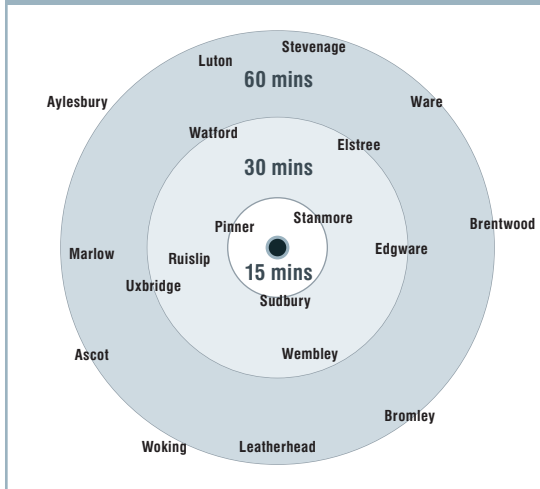


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Drive Distances



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.

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