



AVAILABLE TO LET

Unit 9 Hawthorn Centre

Elmgrove Road, Harrow, London, UK, Middlesex HA1 2RF

 DUTCH & DUTCH

Industrial for rent, 1,250 sq ft, £24,000 per annum

To request a viewing call us on 020 7794 7788

For more information visit <https://realla.co/m/41539-unit-9-hawthorn-centre-elmgrove-road>

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Modern Warehouse/Industrial Premises

The premises comprise a modern single storey end of terrace B1/B8 Warehouse or Light Industrial unit, suitable for a variety of trades, (Car Repair Uses will not be considered), located on a modern industrial estate situated off Elm Grove Road, which is located off of Station Road in Harrow and close to the main Harrow Shopping Centre.

The premises are in open plan with an approximate 18ft eaves height.

Amenities include; 3-Phase power, Steel Up & Over Loading Door, Pedestrian Entrance, Concrete Floor, Fluorescent Lighting, 2 WC's/Washrooms, and 3 Allocated Car Parking Spaces outside the unit.

Highlights

- Modern Warehouse/Industrial Building
- Two WC's/Washrooms
- 3-Phase Power Supply
- Steel Up & Over Loading Door with Pedestrian Entrance
- Concrete Floor
- Fluorescent Lighting
- 3 Allocated Car Parking Spaces

Property details

Rent	£24,000 per annum
Est. S/C	£3,500 per annum
Est. rates payable	£6,506.00 psf
Building type	Industrial
Available from	31/05/2019
Size	1,250 Sq ft
VAT charges	No VAT
Lease details	A new Lease will be granted for a term of either 3 or 6 years with a Rent Review at 3 years.
EPC certificate	Available on request

Unit	Floor	Rent psf	Rates psf	Total pa	Planning usage	Status
1250	Ground Floor			£30,506.00	B8	Available

More information

[Visit microsite](#)

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Contact us

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Quote reference: Unit 9 Hawthorn Centre
Viewings Strictly by appointment with Landlords
Sole Agents Dutch & Dutch (020) 7794 7788