

**UNIT 8 WAVERLEY INDUSTRIAL PARK
HAILSHAM DRIVE, HARROW, HA1 4TR**



TO LET - £110,000 per annum

Modern Warehouse Unit
7,327 SQ FT (681M²)

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| <ul style="list-style-type: none">■ Popular and well established industrial park■ Good vehicular access■ A40 within 3 miles■ M1 within 5 miles | <ul style="list-style-type: none">■ Very close to town centre and Harrow and Wealdstone Station■ 12 parking spaces■ 6m eaves |
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LOCATION

Waverley Industrial Park is located north of Harrow town centre within a short walking distance from Harrow and 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 and Wealdstone Station provides a fast (from 14 minutes) connection to London Euston and a Bakerloo line service to Central London via Paddington and Marylebone.

DESCRIPTION

The property comprises a modern light industrial/warehouse unit of steel portal frame construction with first floor offices to the front.

Other occupiers on the estate include Halfords and City Electrical Factors.

ACCOMMODATION

The building comprises the following approximate gross internal areas:

Ground Floor:	6,321 sq ft	587.2m ²
First Floor Offices:	1,006 sq ft	93.5 m ²
Total:	7,327 sq ft	680.7m²

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£110,000 per annum exclusive.

RATES

Rateable value: £59,000

Rates payable: £29,736 per annum (estimated figure for 2019/20)

For further information on rates payable please contact Harrow Council (Tel: 0208 863 5611)

SERVICE CHARGE

A service charge is payable for maintenance of common part of the estate.

VAT

VAT will be charged on the rent and service charges.

EPC

The Energy Performance Asset Rating is D77. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents:

PAUL FELTON
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The full range of our instructions is available on our website www.stimpsons.co.uk

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