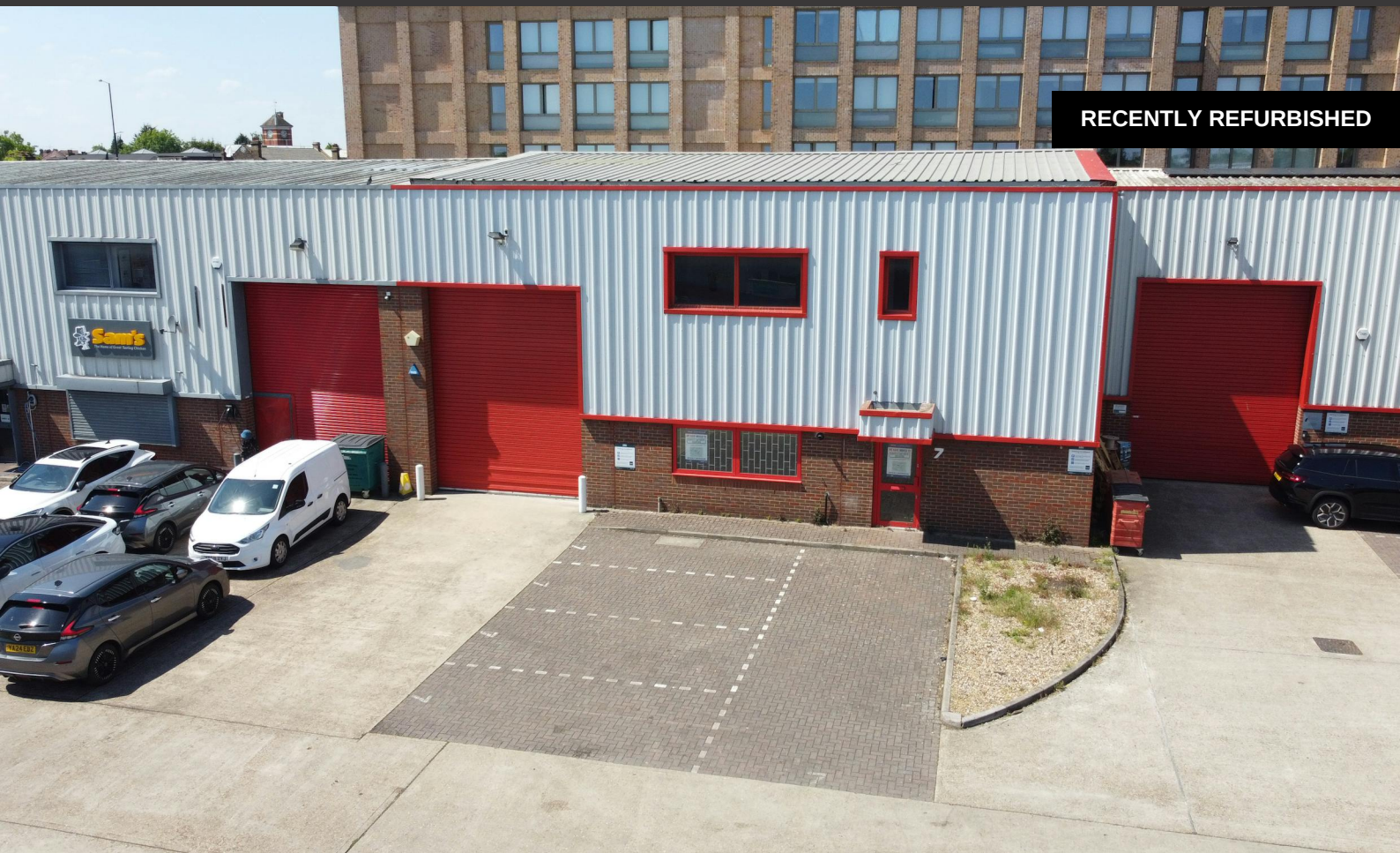




Unit 7 Palmerston Centre

Oxford Road, Harrow Wealdstone, HA3 7RG

Trade / Warehouse Unit

3,097 sq ft

(287.72 sq m)

- 6.3m clear eaves height
- Full height loading door with bay
- Painted concrete floor
- LED Lighting
- Power & Gas
- Fitted office accommodation
- Dedicated parking
- Walking distance to Harrow & Wealdstone UG Station (Bakerloo and Lioness Lines)

Unit 7 Palmerston Centre, Oxford Road, Harrow Wealdstone, HA3 7RG

Summary

Available Size	3,097 sq ft
Rent	£65,000 per annum
Business Rates	Interested parties are advised to contact London Borough of Harrow.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (116)

Location

The property is located directly of the Oxford Road which is approximately 1.5 mile to the north of Harrow town centre and a 7 minute walk from Harrow & Wealdstone Mainline and Bakerloo Line Underground services and numerous retail facilities. The building is approximately 5 miles south-west of the M1 motorway and is situated within an established industrial location in the Borough.

Description

The premises comprise a recently refurbished, mid-terraced trade / warehouse unit of steel portal frame construction with brick and profile steel clad elevations. The ground floor predominantly comprises warehouse space which is accessed via a full height loading door serviced by a dedicated loading bay. Fitted open plan offices are situated to the first floor and dedicated parking is available in the front forecourt.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

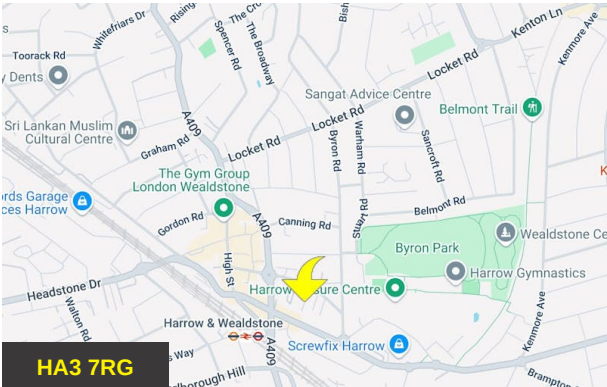
Description	sq ft	sq m
Ground Floor Warehouse	2,388	221.85
First Floor Office	709	65.87
Total	3,097	287.72

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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