

# UNIT 2

Waverley Industrial Park Harrow, HA1 4TR

# UNIT 2



Indicative warehouse interior

**TO LET**  
Modern Warehouse  
To Let in Harrow  
16,598 sq ft (1,542 sq m)

## Property Features

- To be refurbished
- Detached unit
- Popular and well established industrial park
- Excellent vehicular access
- 5.55m clear height rising to 7.0m at the apex
- 2 electric up and over loading doors
- Flexible undercroft and fitted first floor offices
- 31 car parking spaces
- A40 (3 miles) / M1 (5 miles)



Indicative office interior

# UNIT 2

# Waverley Industrial Park Harrow, HA1 4TR

# UNIT 2



## Description

A 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 fitted office accommodation. To the side there is a loading apron served by two electric up and over level loading doors. Other occupiers on the estate include Halfords Auto Centres, Autoglass, Racial 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 Euston and a Bakerloo Line service to Central London via Paddington and Marylebone.

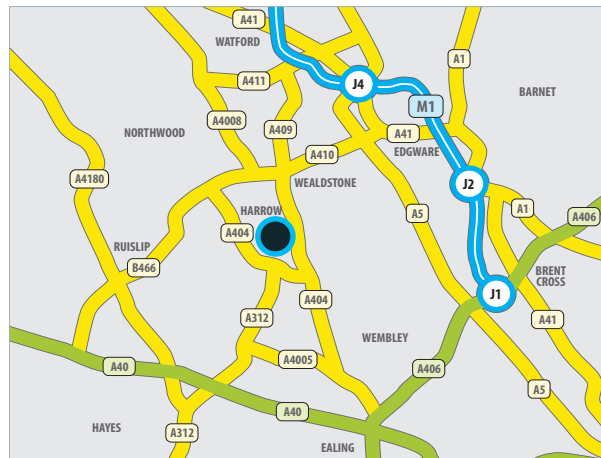
## Accommodation

	sq ft	sq m
Ground Floor	14,510	1,348
First Floor	2,088	194
<b>TOTAL</b>	<b>16,598</b>	<b>1,542</b>

All areas are approximate gross external

## Rates

The property has a rateable value of £185,000 (2023) and is described as "warehouse and premises". All interested parties should make enquiries at Harrow Council.



## EPC

EPC B rating expected. The EPC will be recommissioned post refurbishment works.

## Terms

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

**Knight Frank**  
020 7629 8171  
KnightFrank.co.uk

Gus Haslam  
020 7861 5299 / 07885 596 877  
gus.haslam@knightfrank.com  
Kevin McQuillan  
020 7861 5495 / 07581 028 675  
kevin.mcquillan@knightfrank.com

**Stimpsons**  
0208 905 9292  
www.stimpsons.co.uk

Paul Felton  
020 8905 9292 / 07802 861528  
paul.felton@stimpsons.co.uk  
Philip Cook  
020 8905 9292 / 07801 098097  
philip.cook@stimpsons.co.uk

**IMPORTANT Notice Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP & Stimpsons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP & Stimpsons nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Photos dated 02.2020. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP & Stimpsons is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. July 2024.