

# FOR SALE

**FREEHOLD WAREHOUSE WITH MEZZANINE STORAGE & OFFICE SPACE.**

**UNIT 2** 29-31 Frognal Avenue, Harrow HA1 2SG



## Features

- 1,479 Sq Ft (137.4 Sq M)
- £450,000 for the Freehold
- Roller Shutter Loading Door
- Convenient Location
- Rare Freehold Opportunity
- Short Term Income Available

## Summary

Freehold warehouse unit to buy in Harrow Town Centre and close to the Stations and Harrow Mosque.

The unit has a mezzanine floor and is ready for immediate occupation.



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COMMERCIAL

**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
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### Location

Frogal Avenue can be found off Rosslyn Crescent to the rear of the Harrow Mosque and just off Station Road in Central Harrow. The location offers good public transport with both Harrow & Wealdstone mainline station and Harrow-on-the-Hill underground station within equal distance.

### Description

A rare opportunity to buy a small freehold warehouse unit in Harrow. The unit consisting of a ground floor space of 911 sq ft, together with a mezzanine floor providing a further 568sq ft of space above. The unit has an original eaves height of 30ft (currently 13.7ft below mezzanine). There is a roller shutter loading door and parking for 2 cars.

### Tenure

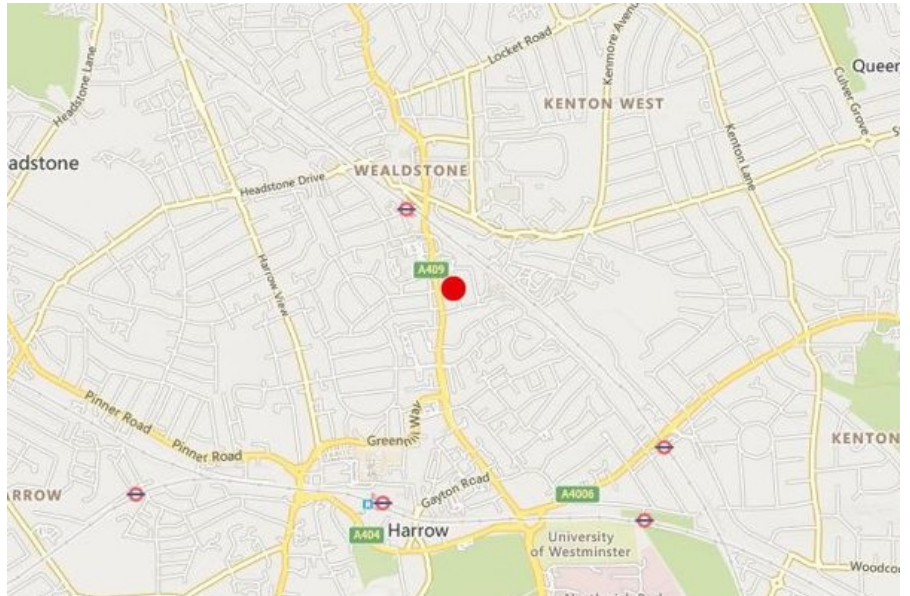
Freehold

### Terms

Unit 2 is available by way of the freehold. The asking price is £450,000 (Four Hundred and Fifty Thousand Pounds) VAT maybe applicable.

### Business Rates

2023/24 rateable value £11,250 London Borough of Harrow. Businesses may be eligible for Small Business Relief. Refer to Valuation Office Agency.



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### EPC

Energy Performance Rating - E.

### Viewing

Chamberlain Commercial are contracted as sole selling agents and all viewings and negotiations must be conducted through our office. Interested parties who make direct contact with the property owners will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899

### Contact

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Harrison Grinter  
harrison@chamberlaincommercial.com



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