

TO LET

WAREHOUSE SPACE TO RENT IN HARROW TOWN CENTRE

ELMGROVE ROAD , Harrow HA1 2RW



Features

- 4,500 - 7,000 Sq Ft (418.05 - 650.3 Sq M)
- £19.00 Per Sq Ft
- Full Height Loading Door
- Secure Yard
- Heated
- Car Parking
- Short to Medium Term
- 3,850 sq ft Office also Available

Summary

?Qualitas House is a large warehouse and office building on the fringe of Harrow Town Centre and within walking distance of 2 train stations.

Our clients have surplus warehouse space of 4,500 sq ft to be separately partitioned with its own roller shutter and shared use of a secure loading yard. The warehouse has good eaves height of 5.6m and is heated.

There is also 3,850 sq ft of offices separately available if required.

This is a low cost storage option by comparison to other Harrow warehouses.



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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.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

Elmgrove Road is located in Harrow on the edge of the main Town Centre area and opposite the large Tesco Superstore. The building is within walking distance of two stations. Harrow-on-the-Hill Tube Station (Mainline & Metropolitan Line) - Baker Street service 20 mins and Harrow & Wealdstone Station (Mainline & Bakerloo Line) Euston service 18 mins.

Description

Qualitas House is an office and warehouse facility fronting the Crystal Centre Business Park on Elm Grove Road.

The current occupiers have surplus warehouse space available of between 4,500 sq ft - 7,000 sq ft to be fully annexed by way of a partition wall and with its own full height roller shutter loading door.

The warehouse is accessed through Crystal Way Business Park which leads to the large gated loading yard of Qualitas House.

Also available separately is adjoining office space of 3,580 sq ft if required.

Tenure

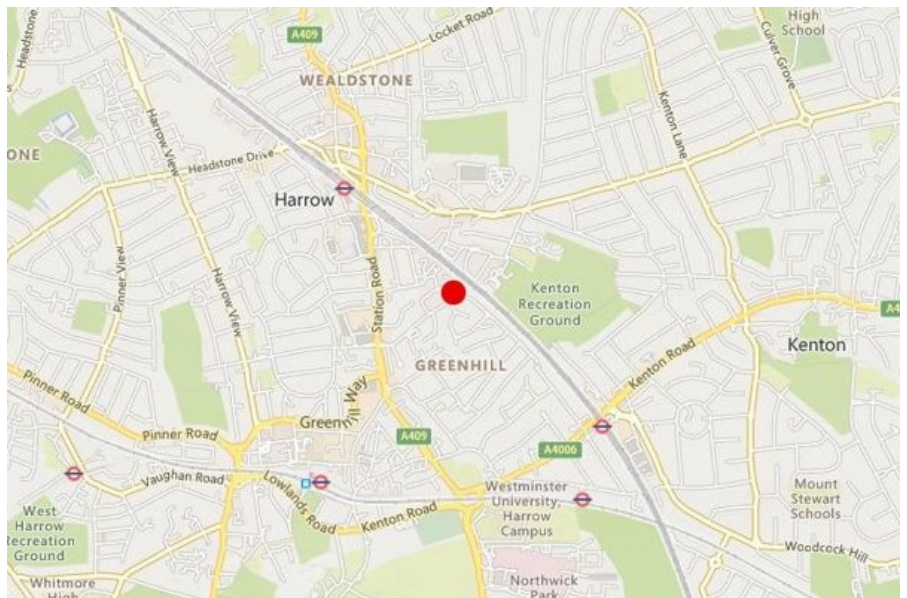
Leasehold

Terms

Available by way of a new Full Repairing and Insuring sub-lease for a term of 1-4 years, outside of the security provisions of the Landlord & Tenant Act 1954. The asking rent £19 per sq ft.

Business Rates

To be separately assessed but estimated at approximately £6 per sq ft payable.



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EPC

Energy Rating C.

Legal Costs

The Freeholders legal fees are to be paid by the incoming Tenant.

Contact

Alex Seco
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Harrison Grinter
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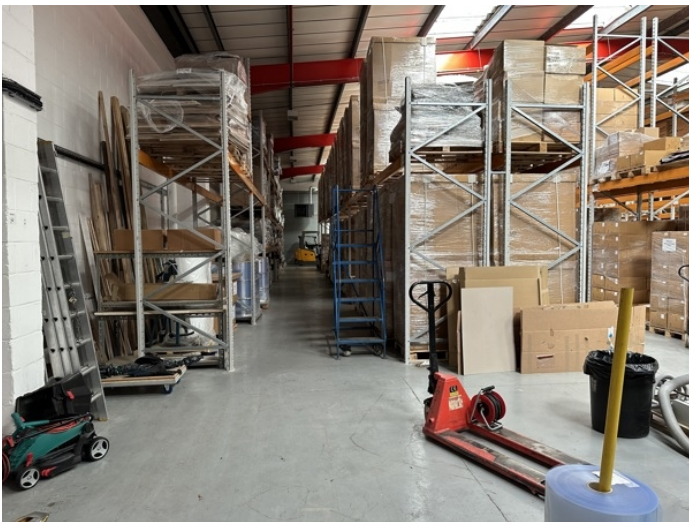
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