

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

3,940 sq ft light industrial unit

324A Headstone Lane, Harrow, HA3 6NW



ACCOMMODATION

	Sq ft	Sq m
Warehouse	3,074	285.58
Reception	289	26.85
Office & WC	413	38.37
Warehouse kitchen/WC	88	8.18
Side store	76	7.06
Total	3,940	366.03



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Warehouse with office, reception and WC facilities
- ✓ Roller shutter loading
- ✓ Fronting Headstone Lane
- ✓ Well located for motorway service

LOCATION

Fronting Headstone Lane and is located immediately to the south of the junction of Headstone Lane and Uxbridge Road (A410) and is virtually adjacent to Headstone Lane (NLR) Station which provides regular and frequent services to London Euston and Watford Junction.

The A406 (North Circular Road) lies approximately 6.4 miles to the southeast of the estate whilst the M1, A1(M) and the M25 can be accessed via the A410.

DESCRIPTION

A single storey light industrial warehouse unit with reception, office, kitchen and WC facilities.

The building is ready for occupation and offers versatile space.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£60,000 per annum exclusive

RATES

Rates to be reassessed. Rates payable to be verified with Harrow Council Tel: 020 8901 2680.

VAT

We understand that VAT is not payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

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