



## UNIQUE WAREHOUSE STYLE COMMERCIAL SPACE WITH PARKING

### **327 - 329 HARROW ROAD**

Westbourne Grove, NW10 3RB

Office

# TO LET

**6,612 sq ft**

(614.27 sq m)

- Self-contained ground floor building with forecourt parking
- Ideal for a wide range of occupiers including medical, retail / showroom, office, fitness, light manufacturing
- Located in Westbourne Grove bordering some of London's best neighbourhoods Notting Hill, Maida Vale and Paddington
- Great ceiling height throughout of 4.3 m
- Mezzanine storage of 600 sq ft
- Air-conditioning
- Prominent frontage on the Harrow Road



## Summary

<b>Available Size</b>	6,612 sq ft
<b>Rent</b>	£35 per sq ft
<b>Rates Payable</b>	£12.85 per sq ft
<b>Rateable Value</b>	£166,000
<b>Service Charge</b>	To be confirmed.
<b>EPC Rating</b>	C

## Description

327-329 Harrow Road is a stunning self-contained ground floor commercial space located in a former factory with an esteemed history of world-renowned occupiers from fashion to photography.

The property has excellent prominence and frontage on the Harrow Road and is arranged as mainly open plan areas with good natural light, private offices, secure store room with great ceiling height and ample staff facilities including WC's and a large kitchen with break out space.

327-329 is an exciting and rare opportunity for a wide range of businesses and would suit uses including showrooms, offices, retail, medical and fitness. With other uses to be considered subject to the landlord's approval.

## Location

The property has excellent transport links. It is a five-minute walk to Westbourne Grove tube station on the Circle and Hammersmith & City lines and a short bus ride to Paddington Station with its unrivalled transport around and beyond London including an express train and the Elizabeth Line to London Heathrow.

The Harrow Road offers ideal facilities for staff with nearby restaurants, cafés, bars and shops. The famous Portobello Road and market is within a 15-minute walk.

## Accommodation

The accommodation comprises the following areas:

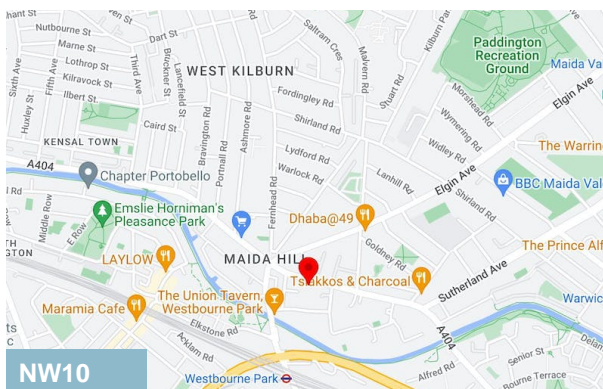
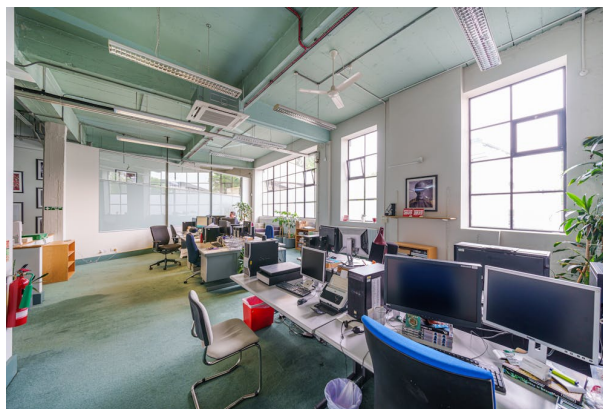
Name	sq ft	sq m	Availability
Ground	6,012	558.53	Available
Mezzanine	600	55.74	Available
<b>Total</b>	<b>6,612</b>	<b>614.27</b>	

## Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

## Terms

A new lease for a term by arrangement.



## Viewing & Further Information



**Peter Wilson**

0207 4439862 | 07896678182  
peter@dutchanddutch.com

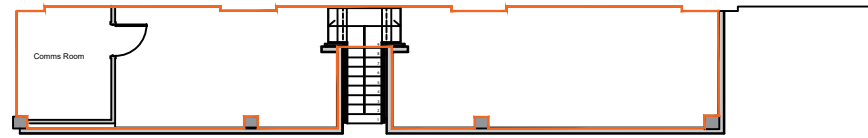


**Tony Matthews**

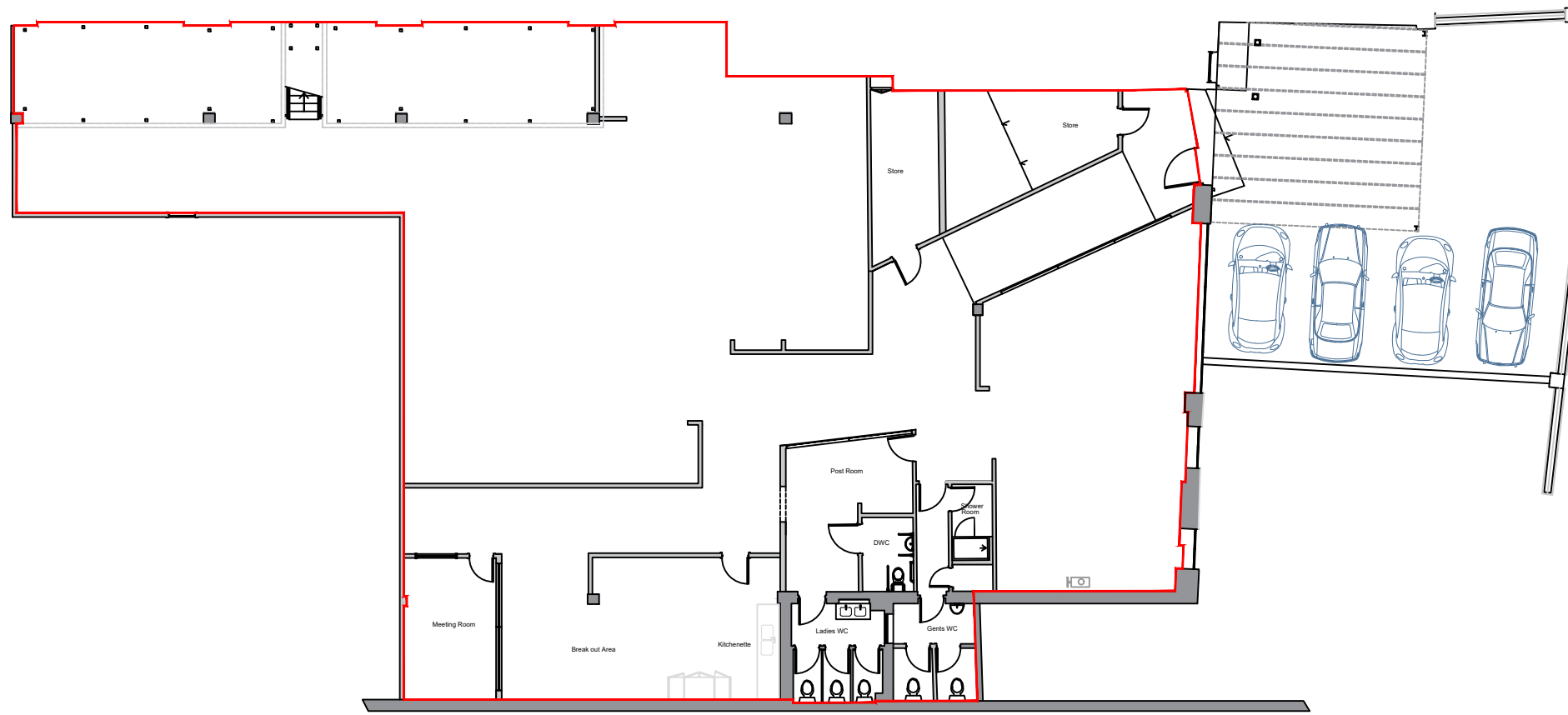
0207 4439869 | 07973362924  
tony@dutchanddutch.com

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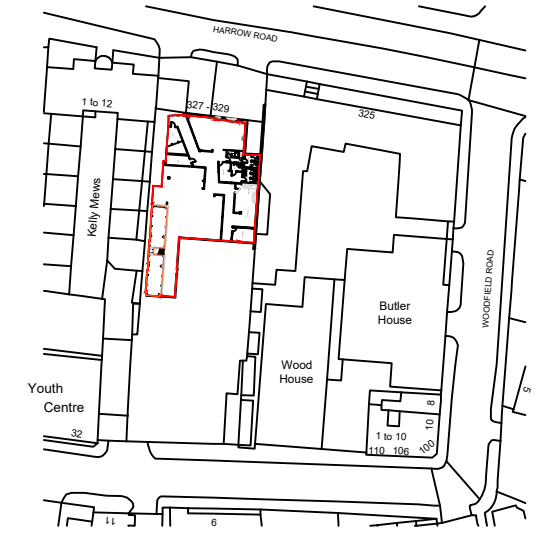
Mezzanine



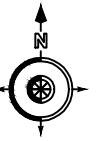
Ground Floor



WOODFIELD ROAD



Location Plan 1:1250



HARROW ROAD

All dimensions are to be verified on site prior to the start of work, and any discrepancies notified in writing

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Demise

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<b>Client</b>	Dutch & Dutch
<b>Project</b>	327 -329 Harrow Road London W9 3RT
<b>Title</b>	Ground Floor & Mezzanine Plan

<b>Scale</b>	1:200@ A3	<b>Date</b>	24.05.23
<b>Drawn By</b>	LJC	<b>Checked By</b>	
<b>Project No</b>	0755	<b>Dwg. No</b>	G0M0
		<b>Rev.</b>	A