



Unit 8 Barratt Way,
Harrow, HA3 5TJ

**Modern refurbished light
industrial unit.**

2,437 sq ft
(226.40 sq m)

- In an established industrial location
- Open plan warehouse with 5M eaves height
- Large refurbished mezzanine office floor
- 3 Phase power 100 amp supply
- 2 Dedicated parking spaces
- EPC D rating

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Summary

Available Size	2,437 sq ft
Rent	£25 per sq ft
Rates Payable	£5.44 per sq ft Prospective tenants should reconfirm this information with the local authority prior to commitment.
Rateable Value	£25,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2,437 per sq ft TBC subject to service charge accounts.
EPC Rating	D

Description

This prominently positioned mid-terrace, light industrial unit at the front of a busy business park comprises an open-plan warehouse with shutter access, reception area, kitchenette, and toilet facilities. It also benefits from a large mezzanine office floor alongside two dedicated parking spaces, making it ideal for a range of commercial uses. The entire unit has recently been refurbished throughout.

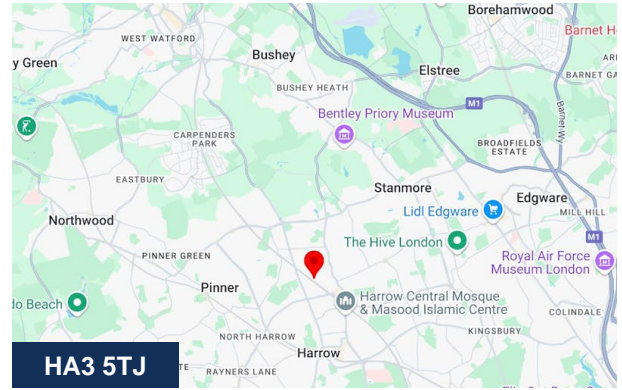
Location

Barratt Way is located on the west side of Tudor Road at its junction with Cecil Road, Wealdstone. It is approximately 1 mile to the north of Harrow town centre and ¼ mile from Harrow & Wealdstone Mainline and Bakerloo Line Underground services and numerous retail facilities. The building is approximately 5 miles south-west of the M1 motorway and is situated within an established industrial location in the Borough.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,437	226.40	Available
Total	2,437	226.40	



Viewing & Further Information



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