

TO LET

WAREHOUSE UNIT IN HARROW

UNIT A1 Phoenix Ind Estate, Rosslyn Crescent, Harrow HA1 2SP



Features

- 1,763 Sq Ft (163.78 Sq M)
- £29,000 Per Annum
- Electric Roller Shutter + Separate Access Door
- 3 Phase Electricity
- 1st Floor Mezzanine with WC, Kitchenette & Storeroom
- VAT Applicable
- Air Conditioning (Office)
- 24/7 Access with Secure Gated Estate

Summary

A well-presented and versatile warehouse/industrial unit within the secure and established Phoenix Business Centre. The property extends to approximately 1,763 sq ft and comprises open-plan ground floor space with a first-floor mezzanine office. The unit benefits from a high ceiling, electric roller shutter loading door, separate pedestrian access, and self-contained facilities including a kitchenette, WC and storeroom. Suitable for storage, distribution or light industrial use, the unit is to be fully refurbished and available from end of May.



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

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Location

Rosslyn Crescent is located just off Station Road A409 in Central Harrow, close to Harrow Central Mosque and opposite Harrow Civic Centre. Harrow and Wealdstone Station is situated within a short walking distance offering easy access to Central London and the North via Bakerloo and Mainline services. London to Euston is approx 25 minutes. Road communications are considered excellent with the A406 North Circ Road, A40/M40 motorway all within easy driving distance.

Description

Phoenix Business Centre is a well-maintained, gated industrial estate offering secure and functional commercial accommodation. The estate benefits from CCTV, flood lighting, on-site management and 24/7 access via secure entry. The unit provides clear, practical space with good loading access and is suitable for a range of uses including storage, distribution and light industrial.

Tenure

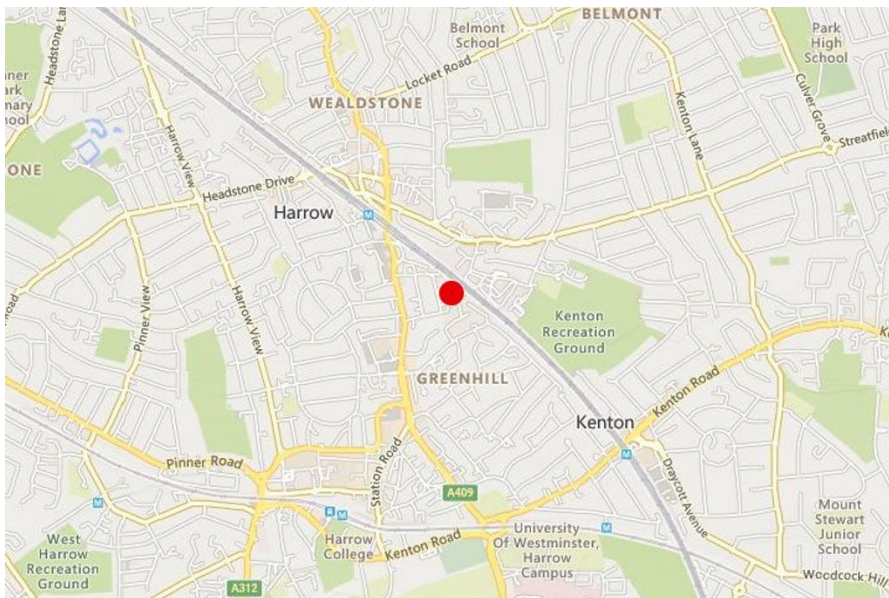
Leasehold

Terms

The property is available on a new 3-year lease with no break clause. Rent is payable quarterly in advance, with a deposit equivalent to one quarter's rent required. Service charges apply to cover utilities, security, maintenance and insurance, with gas and electricity metered and payable to the landlord. A personal guarantee will be required, and tenants must be UK homeowners with a strong credit profile.

Business Rates

Rateable Value (from April 2026): £23,500. Estimated Rates Payable: £10,152 per annum (before reliefs). Interested parties are advised to make their own enquiries with Harrow Council



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Planning

The Landlord permits all commercial uses except car repairs, gym/fitness or joinery workshops. Tenants must be a UK home owner and with a good credit record.

VAT

VAT is applicable.

EPC

EPC E - Copy available upon request.

Viewing

Viewings are strictly by appointment only and can be arranged via the letting agents Chamberlain Commercial. Please contact 020 8429 6899.

Contact

Archie Chamberlain 0208 429 6890
archie@chamberlaincommercial.com



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