

UNIT TO LET

5,229 ft² (486 m²)



FULLY
REFURBISHED



ESTABLISHED
TRADE ESTATE



CLOSE TO HARROW &
WEALDSTONE STATION



INDICATIVE

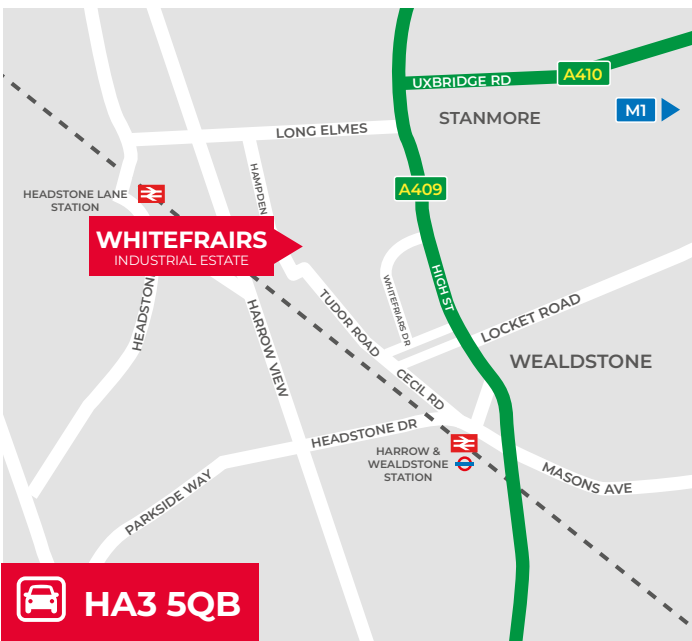


www.ipif.com/whitefriars

INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 1, WHITEFRIARS INDUSTRIAL ESTATE
TUDOR ROAD, HARROW, HA3 5QB

IPIF



LOCATION

Whitefriars Industrial Estate is located off Tudor Road, North Harrow, within 5 minutes distance from Harrow & Wealdstone Station and local shops. The A40 is within 3 miles and Junctions 1 and 4 of the M1 are within 7 miles. Harrow & Wealdstone station provides a fast (14 minutes) connection to London Euston. The location of the estate has attracted a range of trade counter operators, such as Grant and Stone, Williams Trade Supplies and Plumbase and other nearby occupiers include Howdens.

DESCRIPTION

The property comprises an industrial / warehouse unit of steel portal frame and blockwork construction with WC provisions and a generous front yard. The unit benefits from 1 level access door to the front and a clear internal height of 4.85m, rising to 6.2m at the apex. Externally, the loading yard has 8 demised car parking spaces (space for up to 10 vehicles).

SPECIFICATION

- Fully refurbished
- Established trade estate
- Generous front yard
- 1 level access door
- Clear internal height of 4.85m, rising to 6.2m
- 8 demised car parking spaces
- WC facilities

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 1	FT ²	M ²	EPC
Warehouse	5,118	476	B-50
WC	111	10	
Total	5,229	486	

LEASE TERMS

The premises are available separately or combined on new Full Repairing and Insuring Leases for a term to be agreed.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

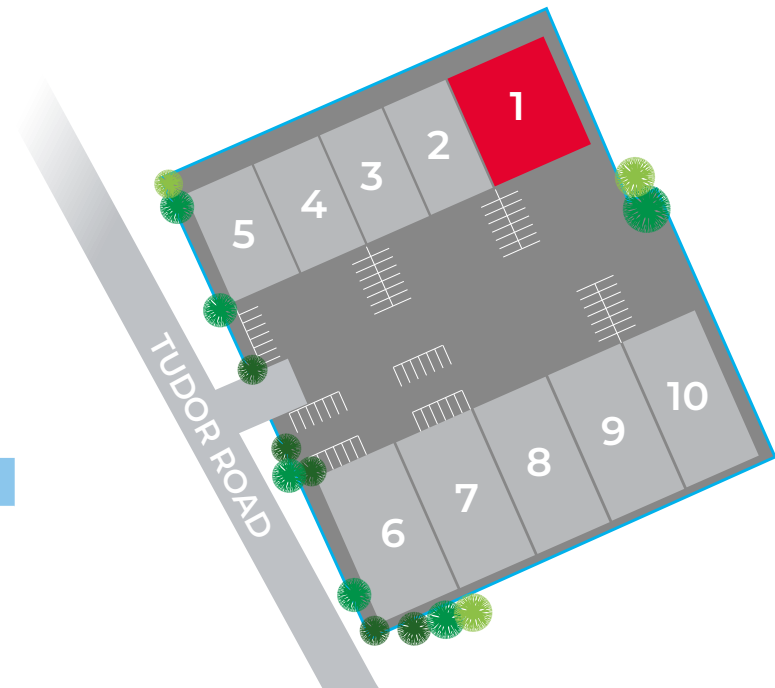
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

B-50.



On behalf of the Landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Stan Gibson
stanley.gibson@colliers.com
07776 605 378

YC Lau
yc.lau@colliers.com
07551 383 904