

UNITS TO LET

5,229 & 5,881 ft²



TO BE
REFURBISHED



ESTABLISHED
TRADE ESTATE



CLOSE TO HARROW &
WEALDSTONE STATION



INDICATIVE



www.ipif.com/whitefriars

INDUSTRIAL / WAREHOUSE UNITS TO LET AVAILABLE NOW

WHITEFRIARS INDUSTRIAL ESTATE
TUDOR ROAD, HARROW, HA3 5QB

IPIF



INDICATIVE



INDICATIVE



INDICATIVE

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



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 properties are industrial / warehouse units of steel portal frame and blockwork construction with WC provisions and a generous front yard, plus additional reception and FF office space to Unit 9. The units benefit 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 have 8 demised car parking spaces (space for up to 10 vehicles).

SPECIFICATION

- To be refurbished
- Established trade estate
- Generous front yard
- 1 level access door per unit
- Clear internal height of 4.85m, rising to 6.2m
- 8 demised car parking spaces per unit
- 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	

UNIT 9	FT ²	M ²	EPC
Warehouse	5,205	484	TBC
Reception	338	31	
FF Offices	338	31	
Total	5,881	546	

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.

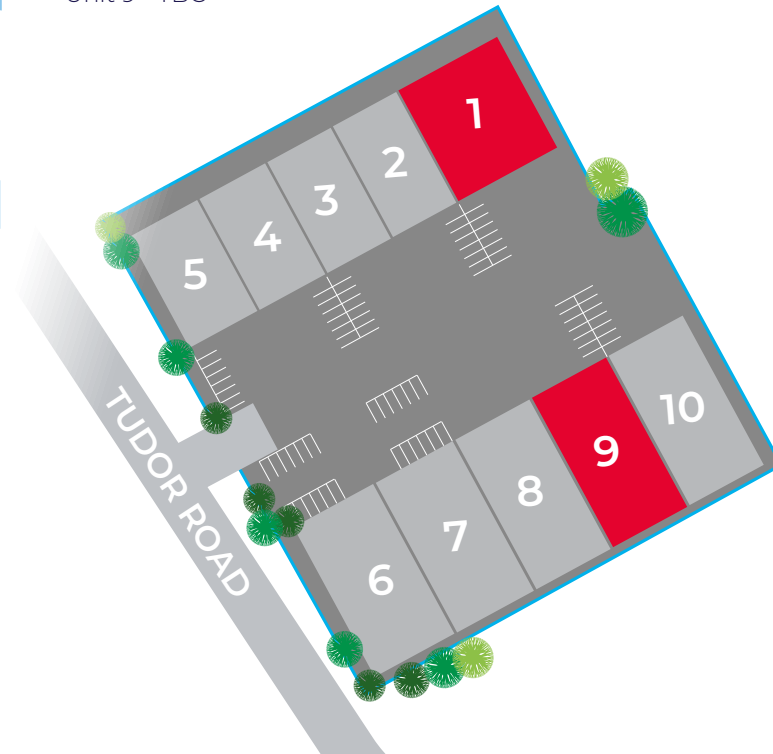
VAT

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

ENERGY PERFORMANCE RATING

Unit 1 - B-50

Unit 9 - TBC



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