

# To Let

## Industrial/Logistics 7,436 sq ft GIA

Unit 7 Waverley Industrial Estate, Hailsham Drive, Harrow, HA1 4TR



#### Summary

- Modern Warehouse
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 7,436 sq ft GIA
- · Rent: Available on Request

#### **Highlights**

- Walking distance of Harrow & Wealdstone
- 5.5m clear height
- · Fully fitted offices at first floor
- · 1 level access loading door

#### Location

Waverley Industrial Park is an established business location located north of Harrow, a short walking distance from Harrow & Wealdstone Station and local shops. The A40 is within 3 miles and Junction 1 of the M1 is within 5 miles.

Harrow & Wealdstone Station provides a fast (15 minutes) connection to London Euston.

#### Description

The property comprises a modern mid-terrace industrial/warehouse unit of steel portal frame construction with first floor offices to the front.

#### Amenities

The property benefits from:-

- 5.5m clear height
- · Fitted offices at first floor
- 1 loading door
- · Parking at front of property

#### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate gross internal floor areas:

Description	Sq Ft	Sq M
Ground Floor	6,409	595.5
First Floor Office	1,027	95.5
TOTAL	7,436	691

#### VAT

All prices are quoted exclusive of VAT.

#### Terms

Vacant possession is anticipated for October / November 2017.

### **Energy Performance Rating**

Available upon request.

#### Rent

Available on Request

#### **Business Rates**

Prospective tenants are advised to make their own enquiries with the Local Authority (Harrow).

#### Service Charge

Available on Request



#### **Viewing & Further Information**

If you are interested and would like more information please get in touch.

#### Contacts

James Miller t: 0207 087 5764 e: James.Miller@eu.jll.com

#### jll.co.uk/property

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. © 2018 Jones Lang LaSalle IP, Inc. Date: 19/02/18 - unit-7-waverley-industrial-estate\_190218\_9917.pdf