

# TO LET

## WAREHOUSE UNIT LOCATED CLOSE TO HARROW TOWN CENTRE

**UNIT B4** Neptune Road, Harrow HA1 4HX



### Features

- 12,587 - 21,695 Sq Ft (1,169.33 - 2,015.47 Sq M)
- Rent On Application
- 4.3m - 7.2m Eaves Height
- Full Mezzanine Floor
- Close to Tube Station
- Prominent Location
- New Lease Available

### Summary

The property comprises a detached warehouse unit extending to approximately 12,587 sq ft GIA at ground floor level, together with a full loading-capacity mezzanine floor of approximately 9,108 sq ft GIA, providing an aggregate usable floor area of 21,695 sq ft GIA.

The warehouse benefits from a minimum eaves height of 4.3 metres, rising to 7.2 metres at the apex, offering flexible storage and operational capacity. The mezzanine floor is served by a conveyor belt loading system, facilitating efficient movement of goods between levels. Access to the warehouse is via a full-height loading bay door, allowing straightforward loading and unloading operations.

The specification makes the unit well suited to warehousing, distribution, fulfilment, and light industrial uses.



**Chamberlain**  
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**For further information please contact:**

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### Location

Neptune Road Industrial Estate is an established commercial and warehouse location in Harrow, situated just off the A404 Pinner Road, approximately 1 mile north of Harrow town centre. The estate benefits from excellent access to the local road network, with convenient connections to the A404, A409, A406 North Circular Road and the M1 motorway, providing efficient access across North and West London and the wider South East.

The estate is a well-established industrial and trade location, occupied by a range of warehouse, storage, trade counter and business users including Access Self Storage Harrow, Magnet Trade and HarroWall Climbing Centre.

The property also benefits from proximity to Harrow's extensive labour pool and amenities, with Harrow town centre and its retail, banking and leisure facilities within a short distance. Public transport links are readily available via nearby Harrow-on-the-Hill and Harrow & Wealdstone stations, providing Underground, Overground and National Rail services to Central London and the wider region.

### Description

The ground floor warehouse space is 9,763 sq ft with a further 1,412 sq ft of ground floor offices. There are further first floor offices of 1,412 sq ft. Externally there are 5 allocated car spaces. Further metered parking is available on the estate.

### Tenure

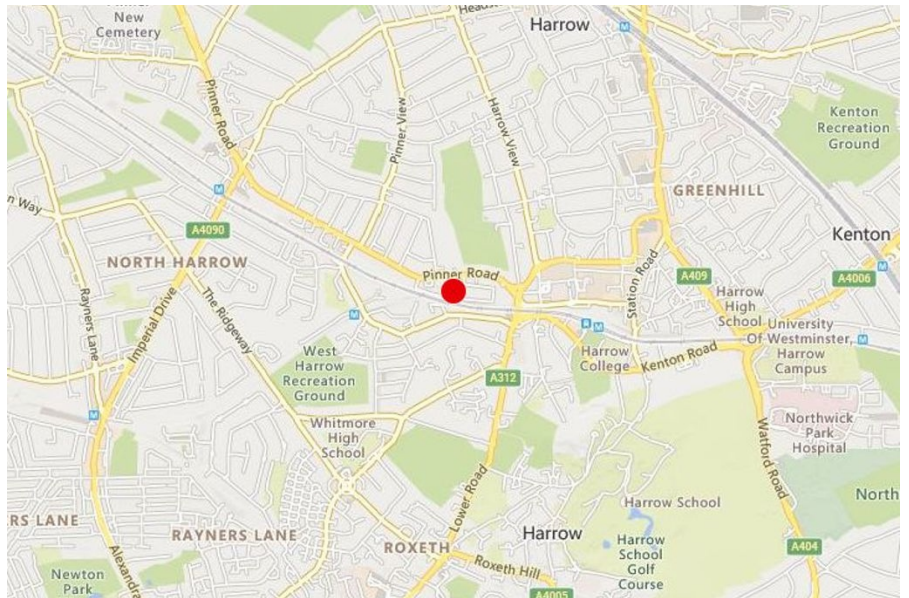
Leasehold

### Terms

Available on a new Full Repairing & Insuring Lease for a term to be agreed. Rental upon application. Rent plus VAT and excluded from all other outgoings and costs.

### Business Rates

London Borough of Harrow. Rates payable for 2026/27 will be £53,040.



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### Planning

The property has a B8 Storage & Distribution use. Other uses on the same estate include B2 Light Industrial, Trade Counter and Leisure Uses. Alternative uses may be considered, subject to Local Authority consent.

### VAT

The property is elected for VAT and VAT will be added to the rent.

### EPC

Energy Rating D.

### Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.



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