

# TO LET

## WAREHOUSE UNIT IN HARROW

**UNIT E4** Phoenix Ind Estate, Rosslyn Crescent, Harrow HA1 2SP



### Features

- 1,444 Sq Ft (134.15 Sq M)
- £22,000 Per Annum
- Good Ceiling Height
- On Site Management
- 1st Floor Mezzanine
- VAT Applicable

### Summary

An ideal starter unit for e-commerce, storage or light manufacturing. This unit will be newly refurbished and is 1,444 sq ft consisting of ground floor storage/industrial space with first floor mezzanine office, kitchen and WC.

The unit has full security and 24 hours access. The unit also benefits from Air Conditioning, 3 Phase Electricity, Water and Gas.



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**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.  
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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 offers a variety of commercial units suitable for storage, manufacturing, catering and general industrial uses. The estate has good vehicular access and is suitable for 40ft deliveries. There is also on site car parking and CCTV security. Phoenix is a privately owned and well managed business estate which offers highly useable factory and work space on competitive terms.

### Tenure

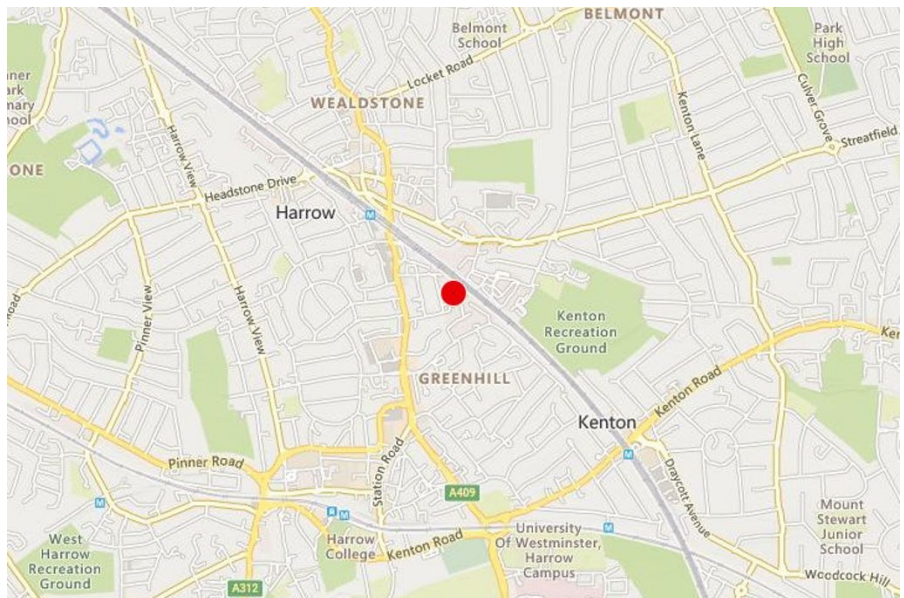
Leasehold

### Terms

Unit E4 is available at a rental of £22,000 per annum (VAT may be applicable). All units on the estate are let on Phoenix standard agreements for a term of 3 years with no break clause. This is a simple contract supplied by the landlord which allows you to move straight in without the need for costly solicitors. There is a one off legal charge for the preparing the document. All fees can be discussed during your viewing.

### Business Rates

The rateable value for this property is £17,000. Tenants are advised to make their own enquiries to check if they are legible for small business rates relief.



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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.

### 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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