

FOR SALE/TO LET - STORAGE

2B STUART ROAD, HARROW HA3 7QZ

01923 845 222
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KEY FEATURES

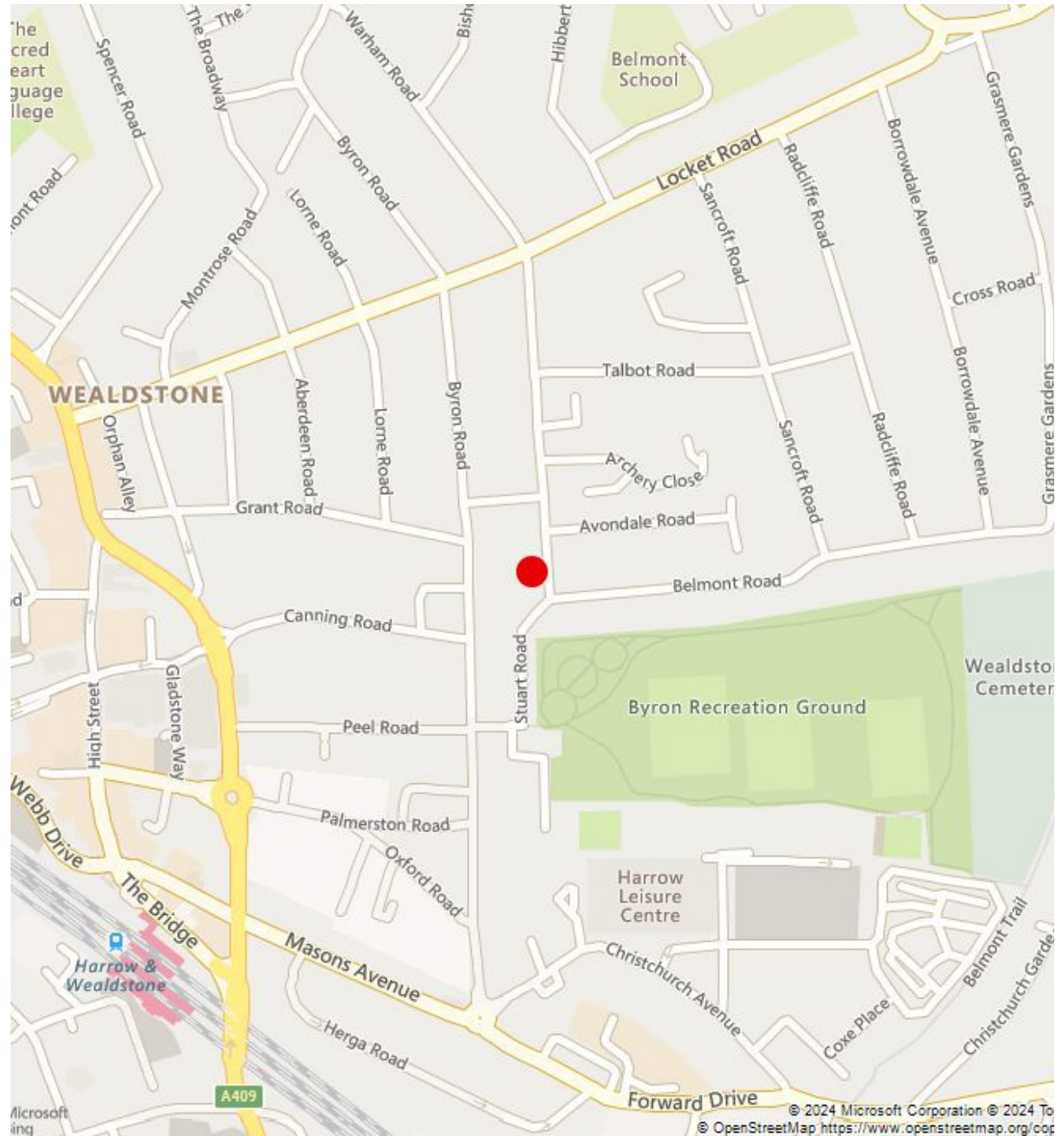
- STORAGE UNIT TO LET OR FOR SALE
- ROLLER SHUTTER ENTRANCE
- SEPARATE OFFICE SPACE
- GOOD NATURAL LIGHT
- CLOSE TO HARROW & WEALDSTONE STATION
- GOOD ROAD ACCESS TO A406, M1, A1 & A41

LOCATION

Located in the heart of Wealdstone, 2B Stuart Road enjoys excellent transport links and proximity to key local amenities. The property is within easy reach of Harrow & Wealdstone Station, offering both Overground and Underground services, as well as major road connections via the A406 and A41 for convenient access to Central London and the surrounding areas.

The area benefits from a strong commercial community, with shops, cafés, and services nearby, making it an ideal base for businesses that value accessibility and connectivity.

Whether serving local customers or operating across Greater London, this location provides the convenience and visibility every growing enterprise needs.







DESCRIPTION

Situated at 2B Stuart Road, Wealdstone, this versatile commercial premises offers an excellent opportunity for a range of businesses seeking flexible and secure workspace.

The property is available to rent or buy.

The property features a solid brick-built exterior with a wide, roller-shutter entrance providing easy access for deliveries or storage. Inside, the space is open and adaptable, ideal for light industrial use, a workshop, or as a warehouse with ancillary office space.



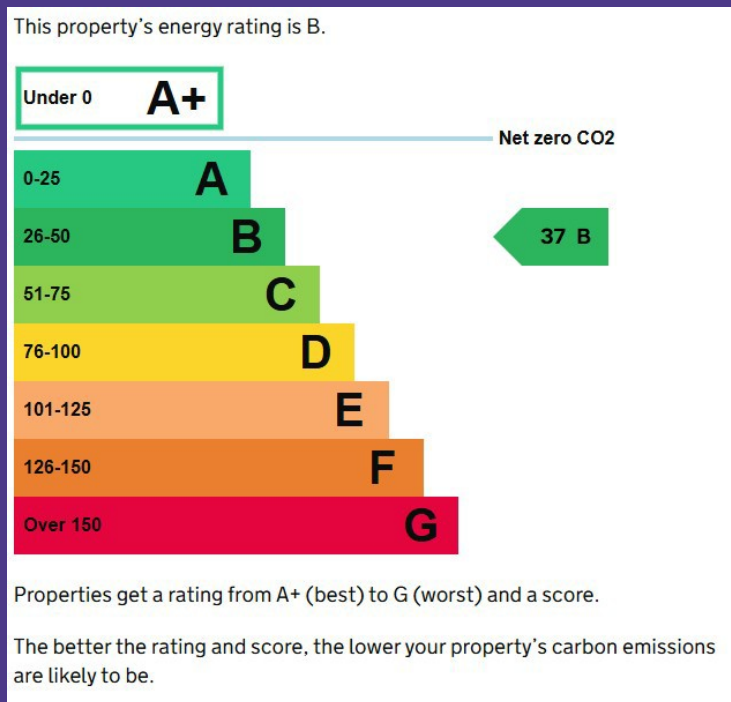
The premises benefit from good natural light, a modern suspended ceiling with integrated lighting, air conditioning, and ample power sockets throughout. With a tidy, professional interior and robust structure, it's a practical and ready-to-use space for businesses wanting functionality and reliability.

Good natural light.

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|---------------|-------|-------|--|
| ACCOMMODATION | SQ FT | SQ M | |
| STORAGE UNIT | 1,030 | 95.69 | |

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of B (37).



RENT

£20,000 per annum exclusive

PRICE

£300,000 Guide price

TERMS

To be let on a full repairing and insuring lease for a term to be agreed.

Alternatively, our client would sell the freehold interest.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £11,750

If this is your only commercial property, the rates are likely to be zero.

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

VIEWING

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

VDBM

Chartered Surveyors



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