



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## RAYNERS LANE, HARROW – 398a Alexandra Avenue, HA2 9TU Warehouse / Class B2 / B8 - To Let – 3,600 sq ft

On the Instruction of 



### LOCATION

The property fronts onto Rayners Lane just off the junction with Alexandra Avenue (A4090) approx. 0.2 miles from Rayners Lane underground station. Approx 2.3 miles from Harrow town centre and 2.7 miles from the A40 at Northolt. To the rear of adjacent Tesco Express store at 398 Alexandra Avenue.

See location plan overleaf.

### ACCOMMODATION

Single storey building providing clear space with eaves height approx. 16 ft.

Enclosed front yard for parking / storage purposes.

Ground Floor                      334 sq m                      3,600 sq ft

See floor plan overleaf.

Landlord to carry out refurbishment works January 2024.

### LEASE

Available on new lease for a term to be agreed.

Landlord preference for term to expire January 2034, or to 2039 subject to Landlord break option 2034.

Contracted outside of Landlord & Tenant Act 1954.

### RENT

**£55,000 pa exclusive.**

### TIMING

Possession January 2024 onwards.

### RATES

According to VOA website Rateable Value is £27,750. NB. This is not the annual payable figure.

### PLANNING

Use Class B2 with Permitted Development Rights for Class B8 warehouse/distribution.

### EPC

New EPC commissioned – expired Certificate Rating C.

### VAT

All rents and prices are exclusive of any VAT that may be payable.

### CONTACT

Inspection is strictly by appointment only:

Please contact :

Mark Tindale

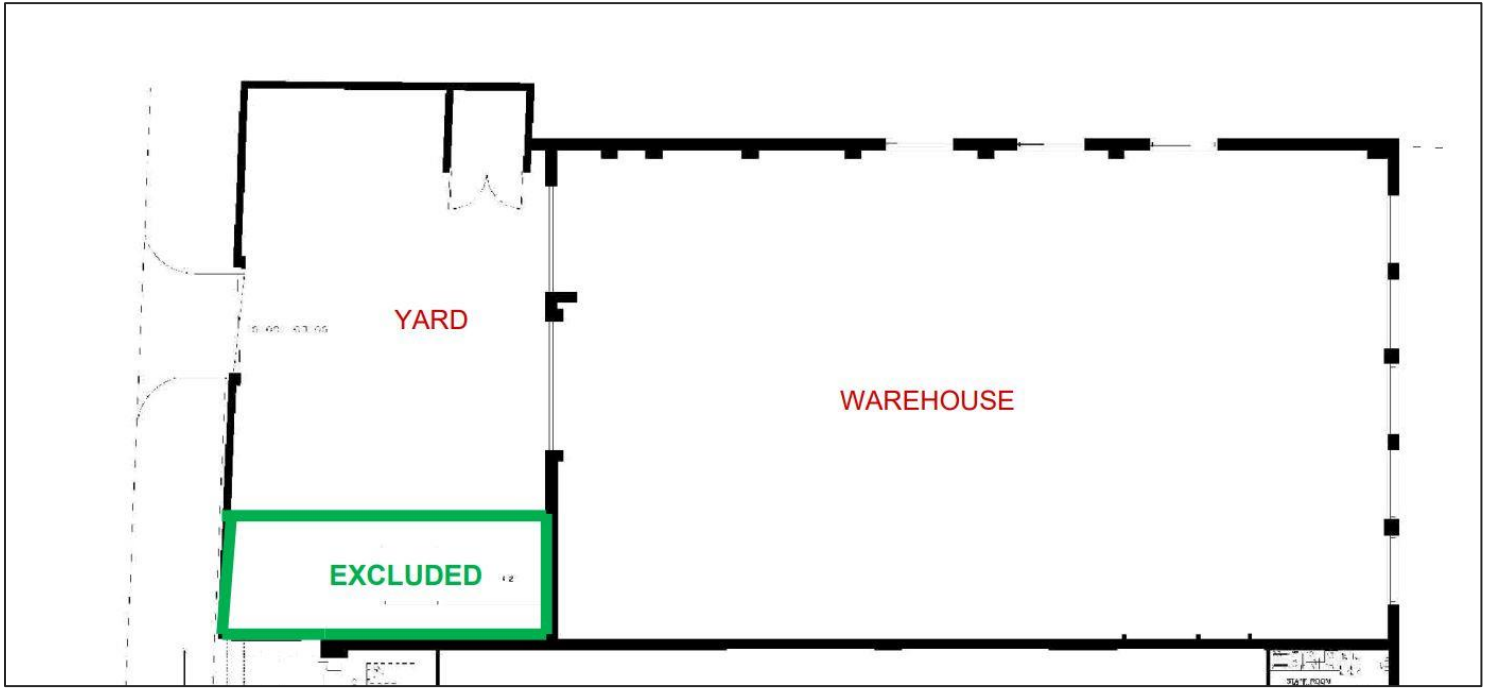
Tel: 020-7462-5763

Email: [mark.tindale@johnsonfellows.co.uk](mailto:mark.tindale@johnsonfellows.co.uk)



[johnsonfellows.co.uk](http://johnsonfellows.co.uk)

Registered in England no. OC327917



LAYOUT PLAN. NOT TO SCALE.

