



The Power House
Chantry Place
Headstone Lane
Harrow
HA3 6NY



HIGH OFFICE CONTENT WAREHOUSE

FOR SALE / TO LET

5,437 - 21,300 sq ft (491 - 1,979m²)

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com

020 7629 8501

Location

The property is located to the West of Headstone Lane and adjacent to Chantry Place Industrial Estate in Harrow. Access to the rear for loading purposes is via the Chantry Place Estate Road, whilst the offices at the front can be accessed directly off Headstone Lane.

The area is well served with public transport with several local bus routes passing close to the property. Headstone Lane train station is located a few minutes' walk from the property and provides good access to the Central London transport system via Euston station (approx. 35 minutes journey time).

Description

The property comprises a three-storey office block, converted from a former electricity power station, with an industrial workshop/warehouse to the rear. The warehouse is of steel frame constructions with profile metal external elevations, solid concrete floor, block work internal elevations and an eaves height of 5.5m, rising to 6.5m to the underside of the steel frame.

The office space over first and second floors has been fitted out to a good specification with air conditioning, category 2 lighting, passenger lift, secondary glazing and perimeter trunking / wall mounted electric and telecom sockets. Externally the property has a yard and car parking area of about 17,000 sq ft.



Floor Areas (GIA)

	Sq ft	(m ²)
Ground Floor - Warehouse	5,437	505
Ground Floor – Offices	5,284	491
First Floor - Offices	5,284	491
Second Floor Offices	5,295	492
Total	21,300	1,979

Terms

The Freehold interest is available at **£3,500,000 plus VAT**. Alternatively a new full repairing and insuring lease is available direct from the landlord on terms to be agreed.

Rates

We have been informed by the London Borough of Harrow that the rateable value is **£171,250** the rates payable for 2019/20 are therefore **£86,310**. Interested parties are advised to make their own enquiries.

Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property March 2019.

Viewing

Viewings are available strictly by appointment through joint sole agents Grant Mills Wood and Ferrari Dewe.

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