

FULLY  
REFURBISHED



UNIT4

THE CRYSTAL CENTRE ELMGROVE ROAD  
HARROW HA1 2HP

TO LET



## LOCATION

The Crystal Centre is located off Elmgrove Road in central Harrow. The A40 is within 4.5 miles and the M1 is within 5.5 miles.

Harrow and Wealdstone Station provides a frequent service to London Euston and Bakerloo Line underground services.

Harrow on the Hill station offers Metropolitan Line underground and Chiltern rail services to Central London.

## DESCRIPTION

The property comprises a modern end of terrace warehouse unit of steel portal frame construction with ground and first floor offices.

The prominent building at the entrance to the estate has been fully refurbished by the landlord to include a new roof.



## SPECIFICATION

- End of terrace
- 4.8m eaves
- Electric roller shutter loading door
- 8 car parking spaces to the front of the unit
- Refurbished 2 storey fitted offices
- LED lighting to warehouse
- WC facilities
- Gas heating to warehouse



## VAT

The premises have been elected for VAT.

## LEASE TERMS

New Full Repairing and Insuring Leases for a term to be agreed.

## RENT

Upon application.

## BUSINESS RATES

According to the VOA website, the property has a rateable value of £77,000 leading to rates payable in the 2019/20 financial year of £38,808. Please make your independent enquiries.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

ACCOMMODATION	SQ FT	SQ M
Warehouse	6,498	604
Two Storey Offices	3,145	292
<b>TOTAL GIA (APPROX)</b>	<b>9,643</b>	<b>896</b>

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in a transaction.

## EPC

The property has an EPC rating of B37.



**Paul Welton**  
paul.welton@pwp.uk.com



**020 7344 6730**  
**01895 813344**

www.colliers.com/uk/industrial

**Isa Naeem** - isa.naeem@colliers.com  
**Georgia Pirbhai** - georgia.pirbhai@colliers.com