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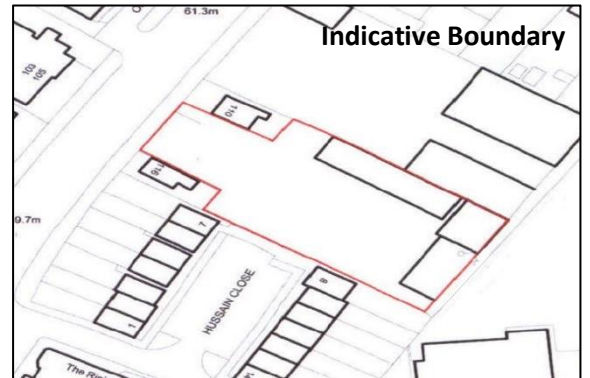


## TO LET

**Prominent Open Storage Site**  
19,500 SQ FT (1,811.61 SQ M)

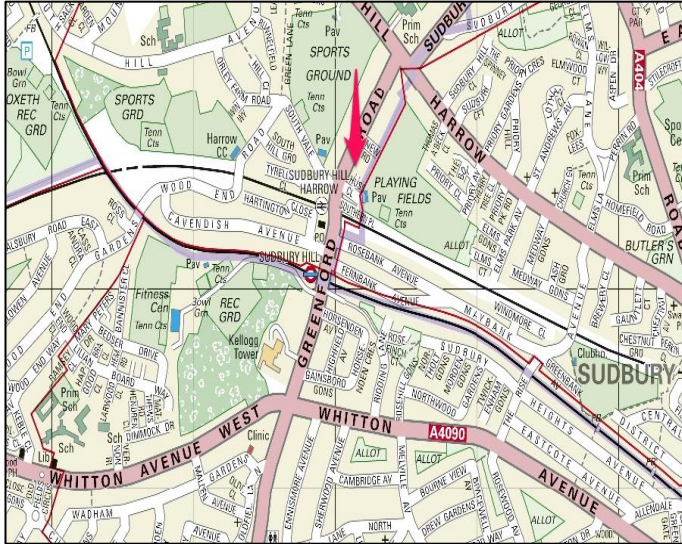
**110 Greenford Road, Harrow, London,  
HA1 3QL**

- Securely Fenced and Gated Site
- Hardstanding Concrete Ground
- Prominently Located
- Close Proximity to Sudbury Hill Over & Underground Stations



## LOCATION

The property is located prominently on the north-side of Greenford Road which a main thoroughfare leading directly to the A40 Western Ave, which provides link into Central London and the A406 North Circular road linking to the M1 to the west and M40, M25, M4 and the wider motorway network to the east. Both Sudbury Hill over ground and underground stations are within walking distance of the property.



SAT NAV REF: HA1 3QL

## DESCRIPTION

A prominent, securely gated and fenced, self-contained, hardstanding commercial yard/site of 19,500 sq ft with the benefit of water and electricity. The site currently comprises of open storage land, two light industrial units, porta cabin offices and parking. One industrial unit and the porta cabin belong to the previous tenant and may be removed.

## AMENITIES

- Securely fenced and gated site
- Open plan layout
- Hardstanding concrete ground
- 7-8 allocated parking spaces
- 3 phase power
- Water
- Ancillary warehouse accommodation
- Porta cabin office (may be removed)

\*None of the above have been tested by Telsar

## ACCOMMODATION

Area	Sq Ft	Sq M
Approximate Site Area	19,500	1,811.61
<b>Total</b>	<b>19,500</b>	<b>1,811.61</b>
Warehouse A	958	89.00
Warehouse B (may be removed)	1,679	155.98
Porta cabin offices (may be removed)	1,636	151.99

All measurements are approximate and should be confirmed by any interested parties.

## TENURE

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

## PRICING

### Rent per annum

£80,000

The rent will not be subject to VAT.

## BUSINESS RATES

To be paid by the incoming tenant. Interested parties are advised to contact the London Borough of Harrow to obtain this figure.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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