

TO LET.



Unit 22, Forward Drive, Christchurch Industrial Estate, Harrow, HA3 8NT.

Trade Counter / Warehouse Unit – 3,410 sq ft (316.80sq m).



Property Features.

- Rarely available trade counter / warehouse unit
- Popular trade park
- Occupiers include Screwfix, Toolstation, Edmundsons, Wolseley and Tile King
- 5.5m clear height
- Undercroft for trade counter
- Electric up and over loading door
- 7 car parking spaces
- To be refurbished

Location.

The property is located in Harrow in North West London approximately 4 miles to the north of Wembley and 8 miles to the south of Watford. The estate is on Forward Drive which is approximately 1 mile north of the A4006. The A4006 links to the A5 which links to the A406 and the M1 to the East. The A406 provides access to East and West London and the M1 provides access to the M25 London Orbital motorway. The A312 connects to the A40 in the South opening up the West end of London and the M40 to the East.

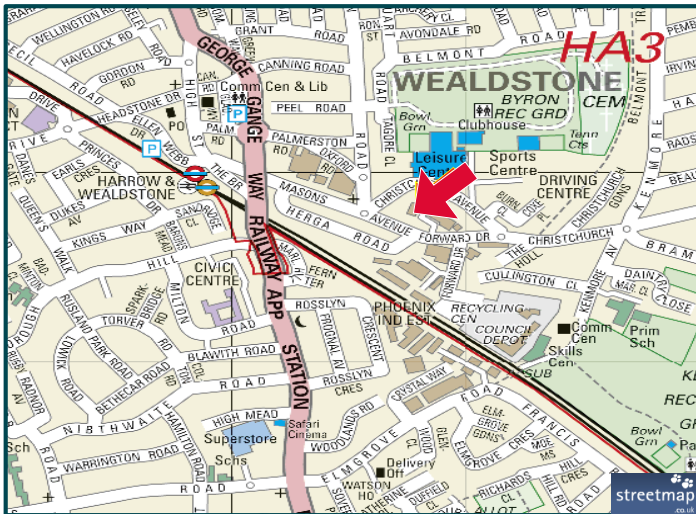
There are a number of Stations within walking distance including Harrow & Wealdstone to the West (London Overground & Bakerloo Line), Kenton to the South (London Overground & Bakerloo Line) and Queensbury (Jubilee Line) to the East.

EPC.

C - 74

Rates.

The rateable value of the property is £36,000. It is described as “warehouse & premises”.



Description.

The unit is an end of terrace trade counter/warehouse unit situated on the popular Christchurch Industrial Estate. This is regarded as a premier trade park for the wider Harrow area. The unit will be fully refurbished and will benefit from fully fitted first floor office accommodation. Undercroft for trade counter / office fit-out.

Accommodation.

| | Sq Ft | Sq M |
|--------------------------|--------------|---------------|
| Ground Floor Warehouse | 2,314 | 265.85 |
| Undercroft/Trade Counter | 548 | 215 |
| First Floor Office | 548 | 50.95 |
| TOTAL | 3,410 | 316.80 |

All areas are approximate gross internal.

Terms.

Unit 22 is available by way of a new full repairing & insuring lease on terms to be agreed. Quoting rent available upon request.

Due Diligence.

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

Legal Costs.

Each party to bear their own legal costs.

VAT.

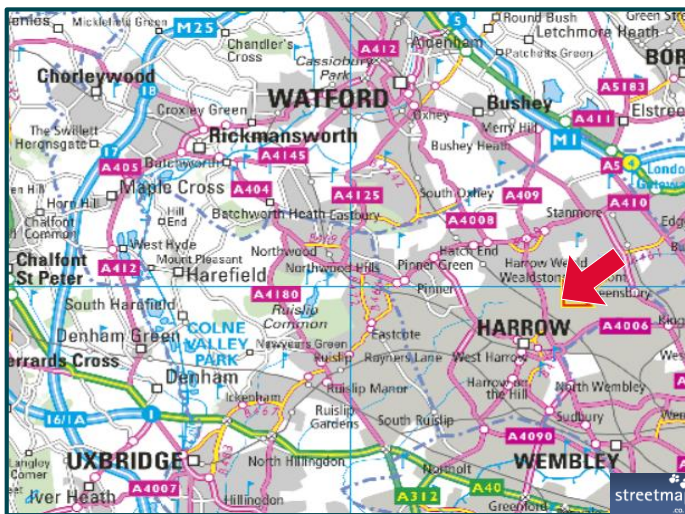
Rent is subject to VAT.



To be refurbished



To be refurbished



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



TOM KENNEDY

020 3640 7029

077 7325 8584

tom.kennedy@knightfrank.com

GUS HASLAM

020 7861 5299

078 8559 6877

gus.haslam@knightfrank.com

SUBJECT TO CONTRACT

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2020. Photographs and videos dated August 2020.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.