

# Unit 13

Barratt Way Industrial Estate, Harrow  
HA3 5TJ

UNIT TYPE Warehouse  
TOTAL AREA 2,579 Sq Ft / 240 Sq M

RENT £5,158.00 PCM + VAT



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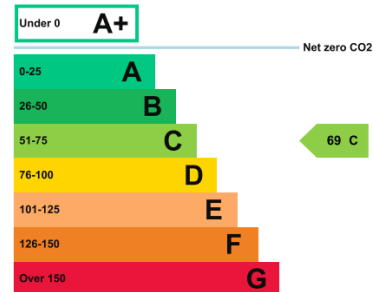
**RENT** £5,158.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Energy Efficient Lighting
- Parking
- Roller Shutter

## EPC RATING



## DESCRIPTION

Unit 13 consists 2,579 sq.ft of ground floor warehouse space and has just been fully refurbished.

Consisting of 11 units ranging from 2,200 sq ft to 10,500 sq ft, Barratt Way Industrial Estate offers versatile space with 24 hour secure access.

## LOCATION

The site is located close to the amenities of Harrow & Wealdstone town centre and the station is within walking distance, providing links to the Bakerloo Line and National Rail services. Local roads give access to the M1 motorway in approximately 10 minutes.

