

Grade A industrial units ranging from 6,570 to 45,303 sq ft
Trade & Logistics

F **OCUS** **PARK /** **HARROW** **HA1 4WL**



Focus on the future.

Focus Park is the new hub for **trade and logistics** and in Harrow. Offering high-specification industrial and warehouse units from 6,570 – 17,710 sq ft with the ability to combine. The park combines efficient, flexible space with excellent connectivity in a strategic North West London location.



COAT

ORIENTAL
DELIGHT

UNIT 9



UNIT 6

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 1



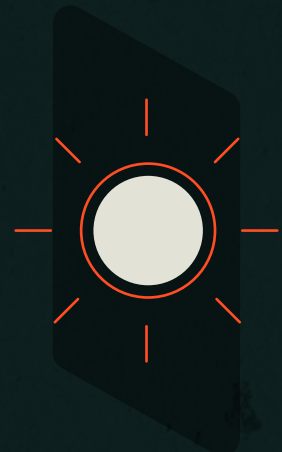
Train lines to
Harrow & Wealdstone
station

11 premium warehouse units
in the heart of North West London

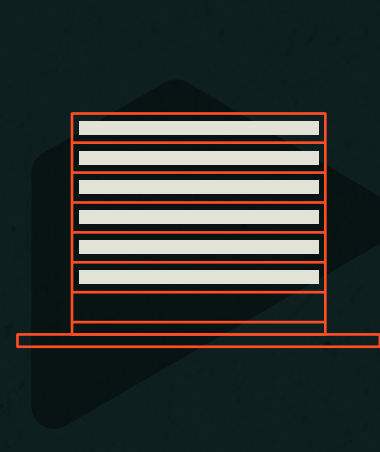
Focus on the details...



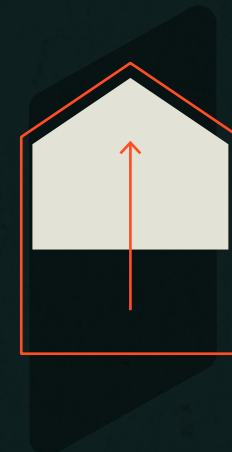
Designed for flexibility, the scheme provides high-specification units throughout.



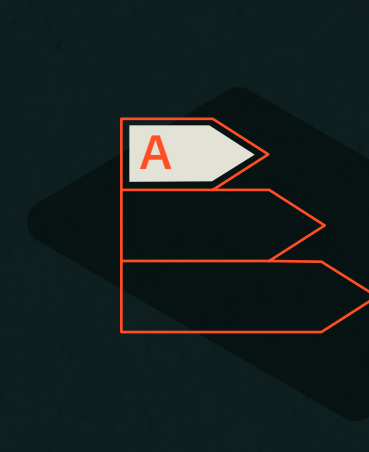
Excellent
natural light



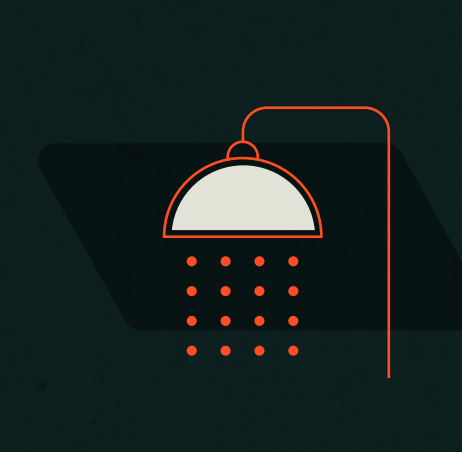
Electric level
loading doors



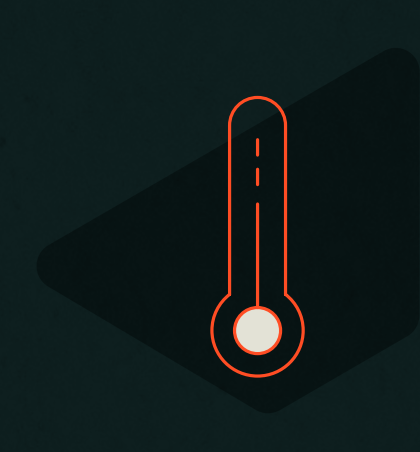
Up to 10m clear
internal eaves height



EPC
Rating A



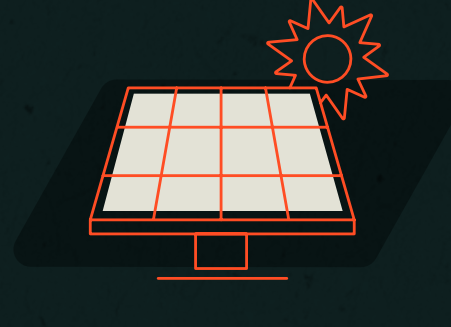
Shower
facilities



Office heating
and cooling*



Raised office
flooring



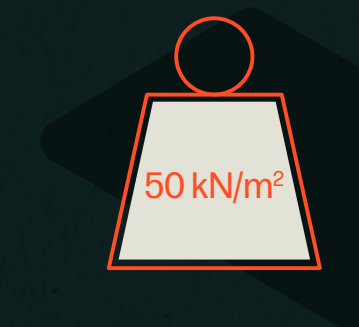
PV
panels



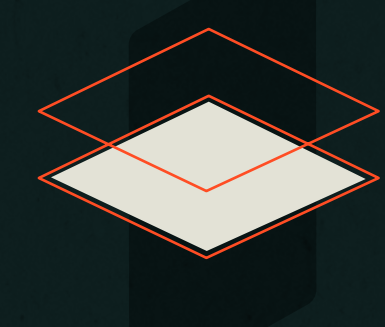
24/7
access



Max Yard Depths
Unit 1: 37.9m
Units 2-11: 13.5m



50 kN/m²
floor loading



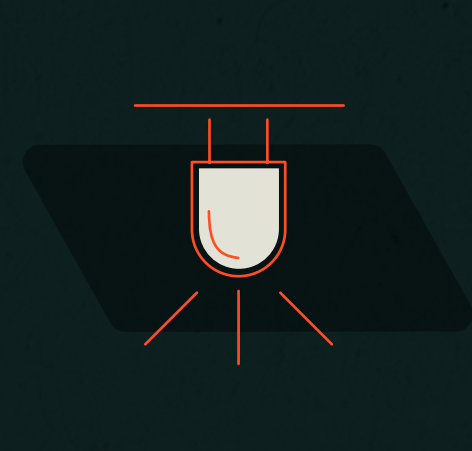
Flexibility to install
mezzanines



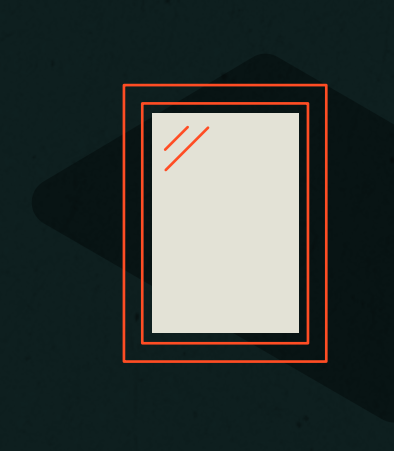
DDA
Compliant



Suitable for B1(c),
B2 and B8 classes



Low energy
LED lighting



Solar controlled
double glazing



Cycle
storage



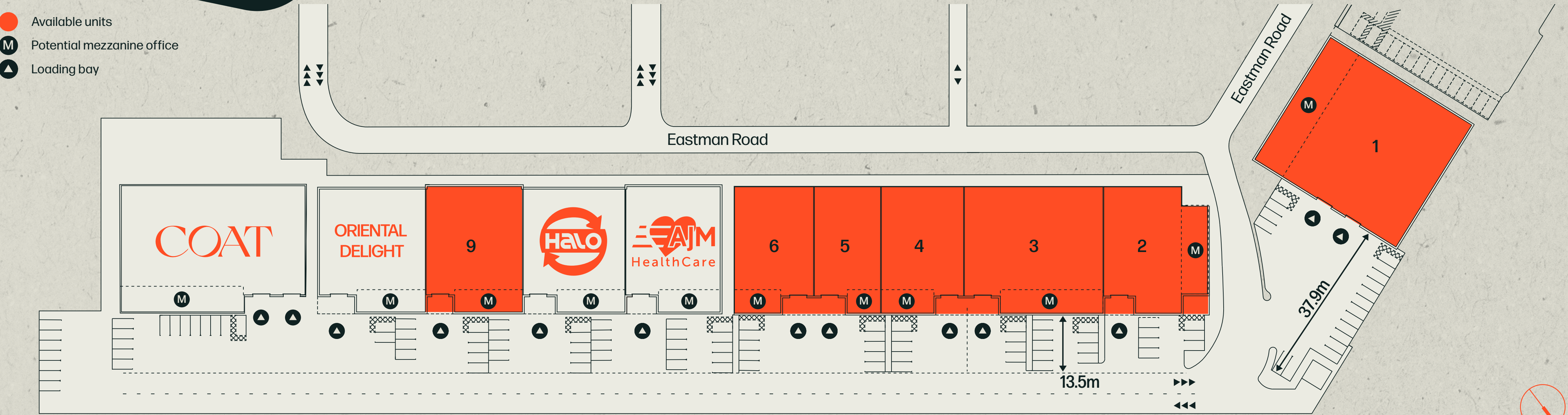
Electric charging
ports



Focus on space.

The seven available Grade A units, offer a range of sizes to suit individual occupier requirements.

Unit No.	Ground floor space sq ft	Mezzanine office sq ft	Unit total sq ft (GIA)	Car parking spaces	EV charge points	Eaves height (m)
1	14,908	2,802	17,710	18	2	8
2	7,567	1,618	9,185	7	2	10
3	10,863	2,761	13,624	12	2	10
4	6,450	1,638	8,088	5	2	10
5	5,239	1,331	6,570	5	2	10
6	6,241	1,595	7,836	5	2	10
7	LET					
8	LET					
9	7,547	1,866	9,413	9	2	10
10	LET					
11	LET					
TOTAL AVAILABLE SPACE			72,426			



Floor plan not to scale.
For indicative purposes only.



Unit 1 ground floor space

The units benefit from superior specification, and are flexible by design to suit to all occupiers needs. This includes the ability to combine units where required.



The bright, open units benefit from solar-controlled double glazing, roof mounted PV panels and heating and cooling throughout. This, alongside the EV charging bays provide an opportunity for occupiers to minimise their environmental footprint without compromising on specification.

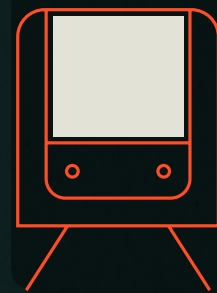


Forward focused.

Focus Park is perfectly situated for businesses on the move, with easy access to both road and rail networks, as well as local amenities



Easy access to the A40, A401, and Heathrow Airport - located outside ULEZ



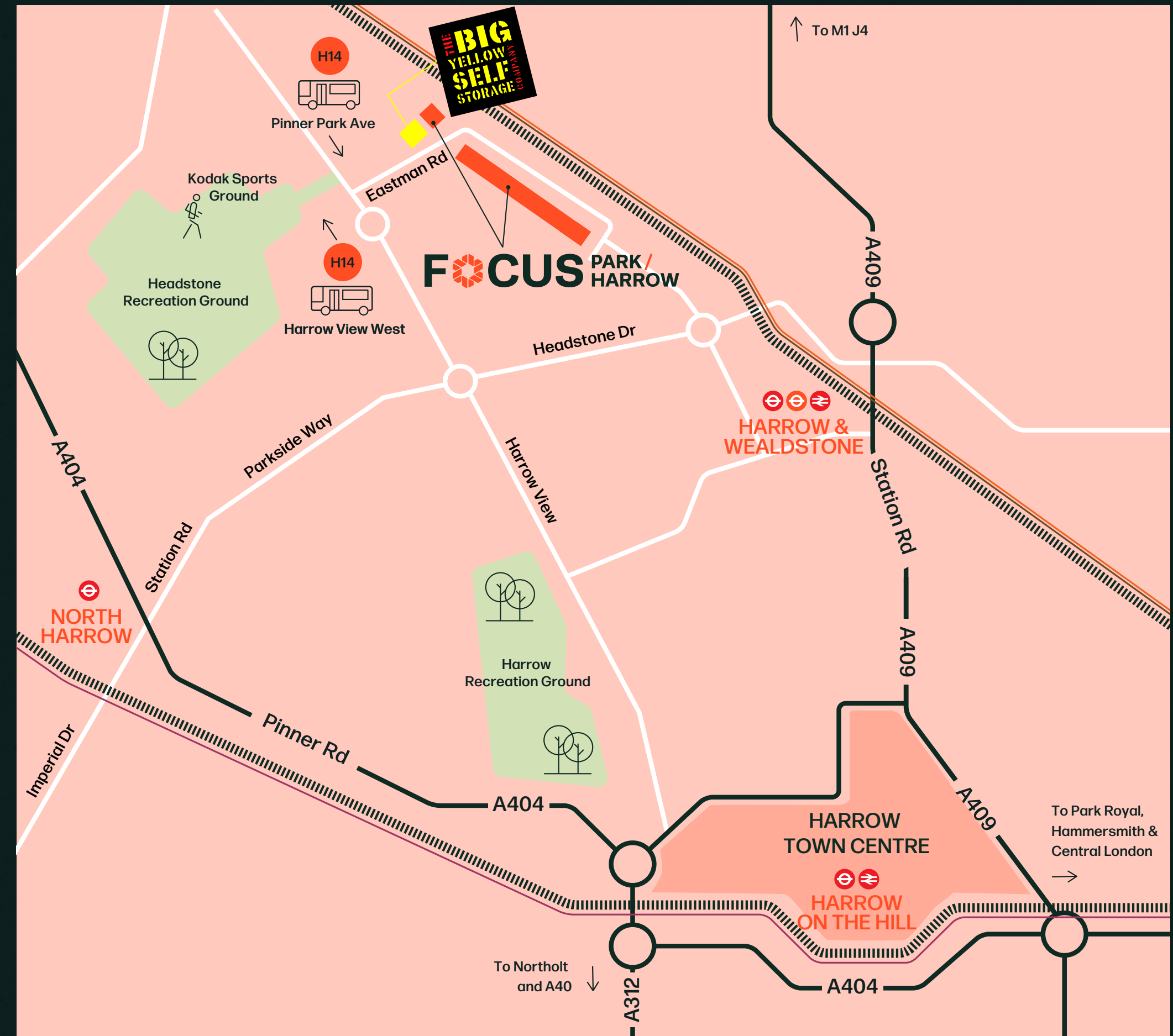
Under a 10 minute walk to Harrow & Wealdstone station for fast access to Central London



KEY TRAVEL TIMES

BY CAR	MINS
Harrow & Wealdstone station	4
A41	10
A40	15
Heathrow Airport	35

BY RAIL	MINS
London Euston	13
Bank	39
London Waterloo	48
Canary Wharf	54



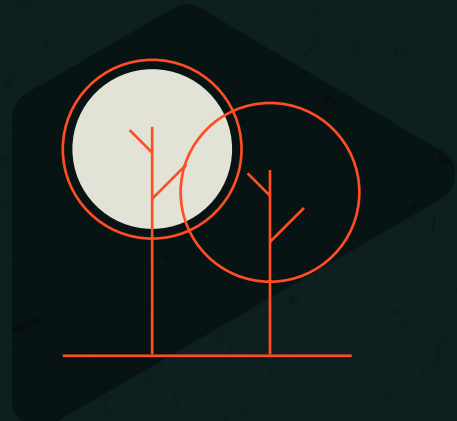


LOCAL AREA



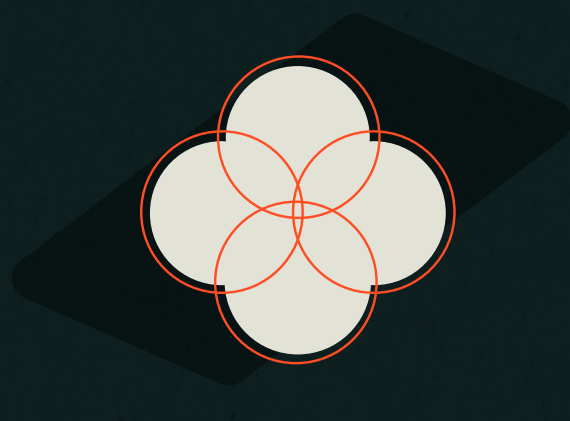
1 min

walk to Sainsbury's Local & Eastman Village



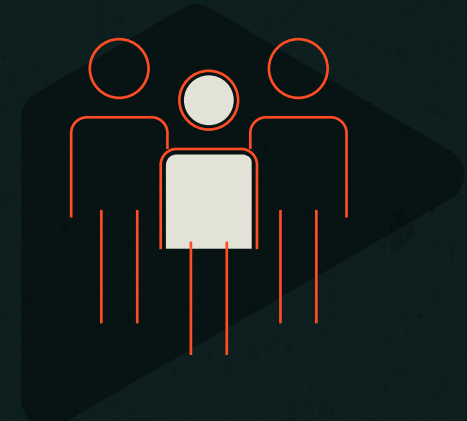
5 mins

walk to Wealdstone Manor / Wealdstone recreation Ground



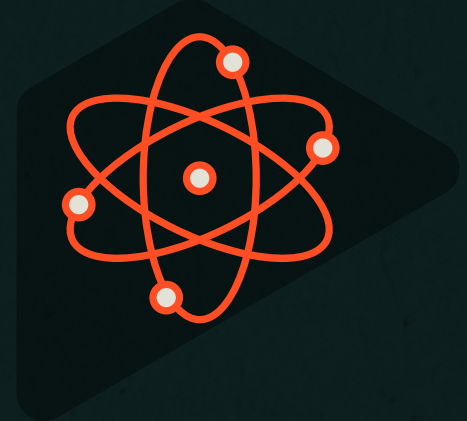
1.74 million

residents in Harrow and the four adjoining London boroughs



38 years

median age



11.5%

of local workforce in Professional, Scientific & Technical employment



83.8%

of Harrow's working age residents qualified to Level 1 or above

LOCAL OCCUPIERS



COAT

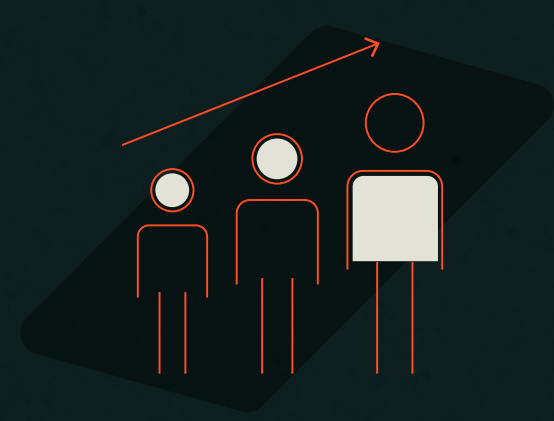


LOCAL DEMOGRAPHICS



270,724

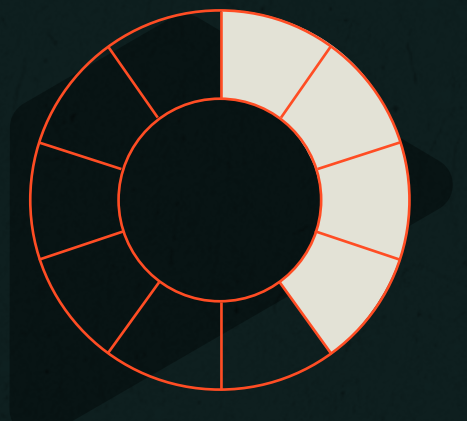
total population for the local Harrow area



+9.3%

population growth

Focus on the facts.



4/10

working residents already work within the borough



Focus Park looking south east

Everything in focus.



BUSINESS RATES

Occupiers are invited to make their own enquiries with the Valuation Office Agency (VOA).

LEGAL COSTS

Each party to bear their own legal costs.

VAT

VAT Applicable.

TERMS

Units are available by way of new full repairing and insuring leases. Please contact the letting agents for further details.

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Designed by Cre8te - 020 3468 5760 - cre8te.london

HARROW - HA1 4WL



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