



To Let

**Bogan Yard**  
Walton Road  
Harrow  
HA1 4UH



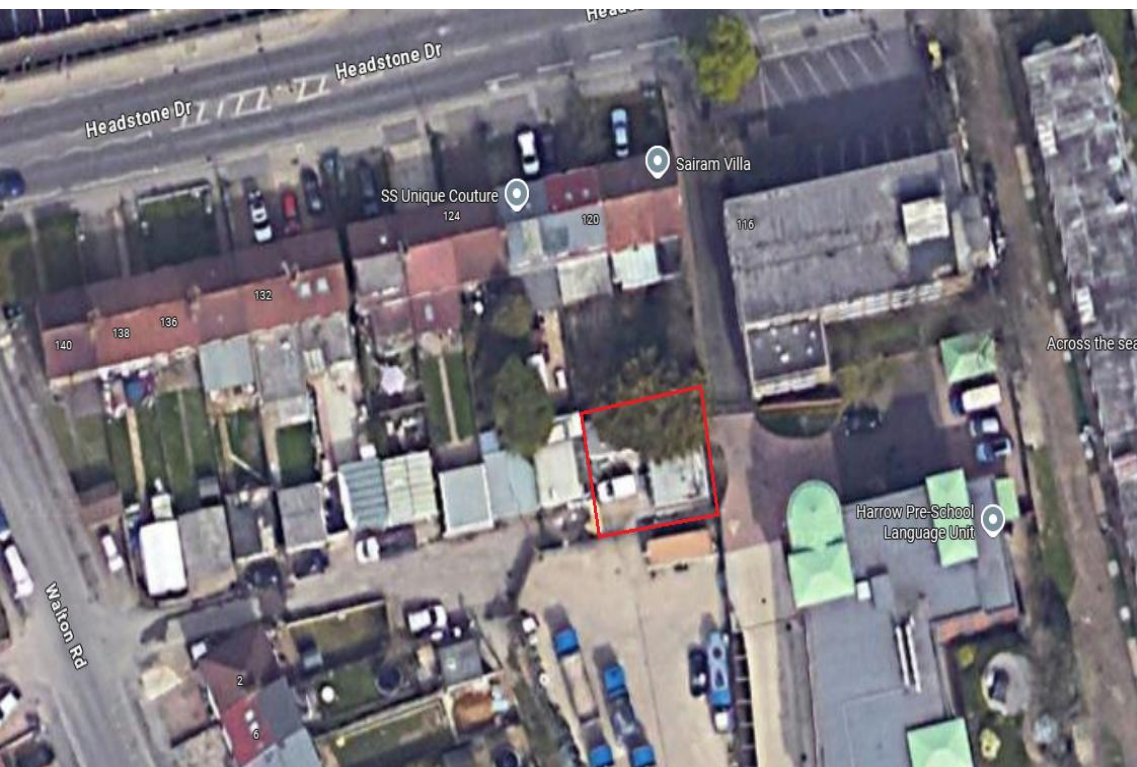
# TO LET

Workshops, office accommodation and secure parking yard.

May consider a freehold sale.

## Key Features

- Private Yard
- Discreet Location
- Two buildings on site
- Gated site.
- Yard and/or Private parking.







## Description

**Bogan Yard** comprises a private and discreet, self-contained yard with two buildings, benefitting from power and water.

**Workshop** – extending to approximately **560 sq ft**, including a W/C. Ceiling heights of 9ft.

**Office/Ancillary Building** – providing approximately **175 sq ft** of flexible space.

The site is secured by a private gated entrance leading directly to the yard area, which measures approximately **542 sq ft**.

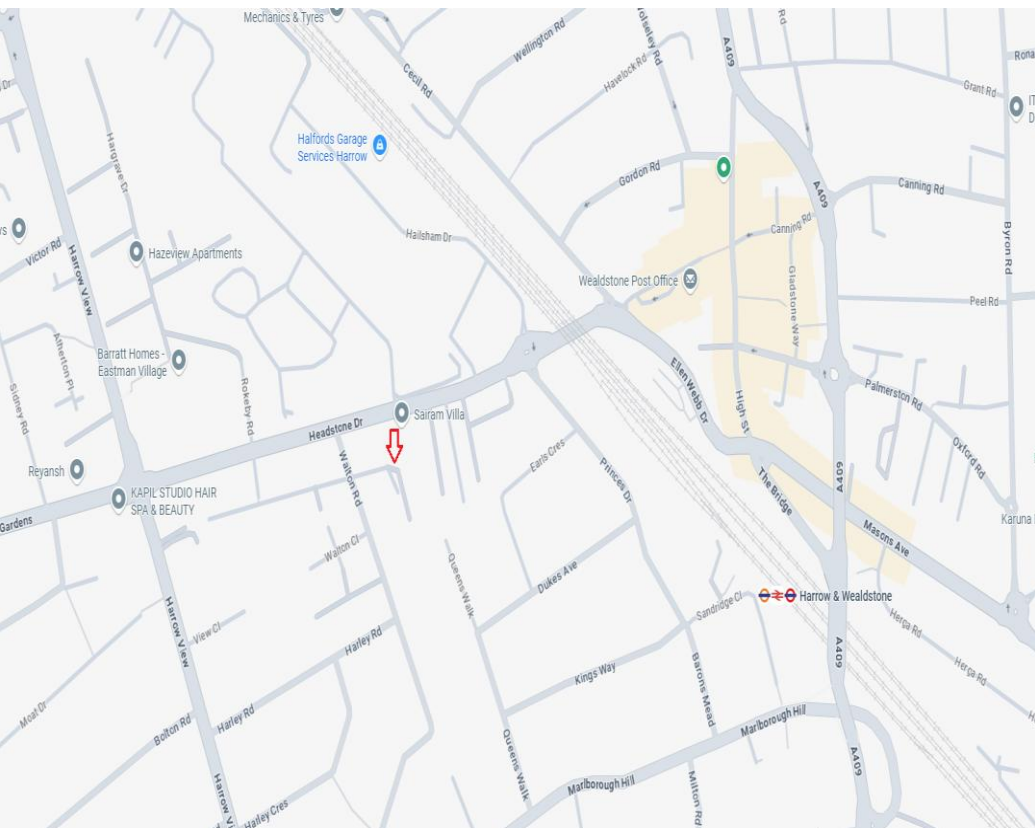
The property is well-suited to a variety of uses, including a builder's yard, vehicle repairs, storage, or similar commercial activities.

## Location

The premises are discreetly located to the rear of 118-120 Headstone Drive, with foot and vehicular access via Walton Road.

The property benefits from excellent public transport links, with numerous bus routes serving the area and Harrow & Wealdstone Underground station just 0.5 miles away

[Google Maps Link](#)



# Accommodation

<b>Workshop Building</b>	560 sq ft	52 sq m
<b>Office/Ancillary Building</b>	175 sq ft	16.2 sq m
<b>Yard</b>	542 sq ft	50.3 sq m
<b>Total</b>	1,277 sq ft	119 sq m

<b>Lease</b>	A new direct lease from the landlord is available
<b>Rent</b>	£15,000 pax
<b>Rates</b>	Rateable Value £3,800 (SBRR may apply)
<b>VAT</b>	VAT is not payable
<b>EPC</b>	Available Upon Request
<b>Legal Costs</b>	Each party to be responsible for their own legal costs

# Contact

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Subject to Contract

