

# FOR SALE - OFFICE



The Annex, R/O 398 Kenton Road, Kenton HA3 9DW  
480 Sq Ft (44.59 Sq M)

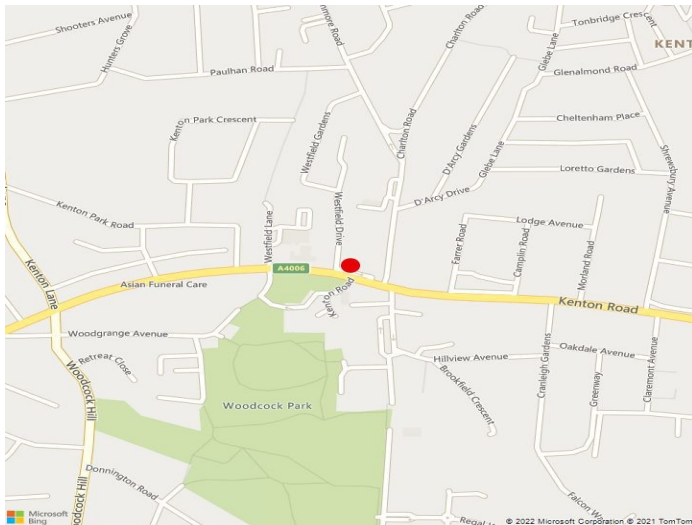
Guide price £229,950

**SELF-CONTAINED DETACHED GROUND FLOOR UNIT**

- AIR CONDITIONED
- CONVERSION POTENTIAL SUBJECT TO PLANNING
- SINGLE GARAGE INCLUDED

## Location

The accommodation is equidistance from Kenton Station (Bakerloo Line), Northwick Park (Metropolitan Line) and Kingsbury Station (Jubilee Line) just off the popular Kenton Road (A4006).



## Description

This self-contained detached ground floor office accommodation offers 480 sq ft which benefits from air conditioning, four partitioned rooms, kitchenette and WC facilities.

A single garage is included.



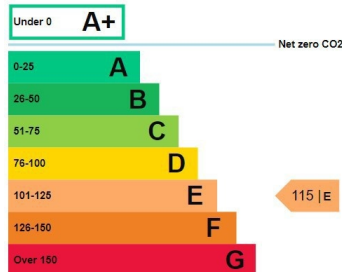
## Accommodation

Accommodation	sq ft	sq m
Ground Floor	480	44.59

## EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of E (115).

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Price

£229,950 Guide price

## Terms

The property is for sale freehold with vacant possession.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £7,000

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable. It is likely that zero rates will be payable in the year 2024/2025 if this is the tenant's only premises.

## Viewings

Strictly by appointment through VDBM.  
toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.