

TO LET - IRON AID FOUNDATION HALLS



St John's United Reformed Church Halls, Hallowell Road, Northwood
HA6 1DN

3,667 Sq Ft (340.66 Sq M)

Upon Application

**SUITABLE FOR A VARIETY OF
COMMUNITY USES**

- AVAILABLE WITH VACANT POSSESSION
- MAIN HALL, 2 SMALLER HALLS & ANCILLARY ROOMS

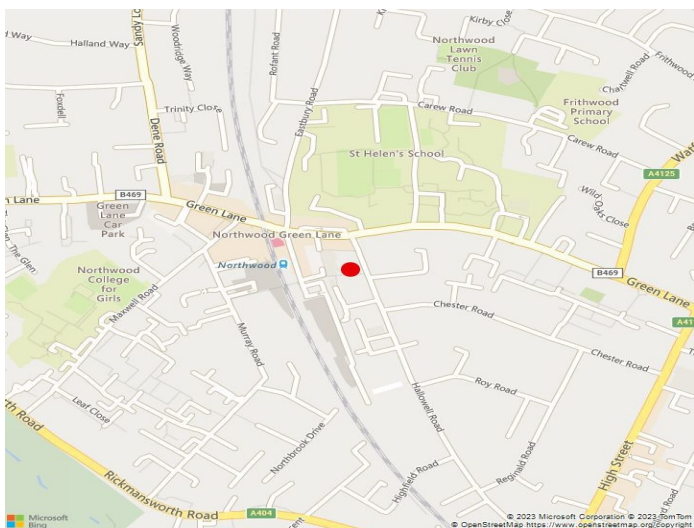
Location

The property is located on the west side and at the north end of Hallowell Road, not far to the south of the junction with Green Lane (B469).

Northwood underground station (Metropolitan Line) is a short walk to the west, providing regular services into Central London via London Kings Cross and London Liverpool Street.

Pinner is approximately 2.5 miles to the south east, Watford just over 4 miles to the north and Central London around 16.5 miles to the south east.

The property is located in a mixed commercial and residential area with good access to local shopping and other amenities.



Description

The Iron Aid Foundation Halls complex is to the rear of St John's United Reformed Church.

The property provides purpose built halls of traditional brick construction under pitched tiled roofs. At ground floor level, the accommodation provides a main hall with stage, small hall, office with en-suite WC, kitchen and two disabled WCs.

The first floor provides a further small hall with ancillary storage, office/meeting room and male and female WCs. There is a small external yard to the rear of the building.



Accommodation

Accommodation	sq ft	sq m
GROUND FLOOR		
Main Hall	1,481	137.58
Stage	154	14.31
Small Hall	614	57.04
Office with en suite	301	27.96
Kitchen	192	17.84
Disabled WCs		
Disabled WCs		
Small Hall	529	49.14
Office/Meeting Room	230	21.37
Stores	166	15.42
Total Area	3,667	340.66

EPC

As the property was joined to a place of worship it has been exempt from the EPC requirements. Depending on the future use, an EPC may be required.

Rent

£20 per sq ft per annum exclusive

Terms

A new full repairing and insuring lease for a term to be agreed.

Planning

The last use is likely to be classed as F1 which would include religious or educational uses. If a community hall use is proposed, planning permission for F2 use may be required. IF further clarification is required, please enquire of Hillingdon Council.

Business Rates

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

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.