

TO LET

A RARELY AVAILABLE COMMERCIAL UNIT IN HATCH END WITH THE BENEFIT OF A LARGE SECURE YARD.

UNIT 4A Cornwall Road, Hatch End, Pinner HA5 4UH



Features

- 1,488 Sq Ft (138.24 Sq M)
- On Application
- Ideal for E-Commerce
- Flexible Lease Terms
- Low Outgoings
- Completely Self Contained
- Parking for 8-10 Cars

Summary

This commercial unit sits in the service road to the rear of the shops in Hatch End and behind the Chaplin's furniture store. The unit is 1,488 sq ft with a secure fenced and gated yard providing a further 1,500 sq ft which could accommodate storage containers.

The unit is basic inside and ready for a tenants fit-out but would lend itself to warehouse use, light manufacturing or other E Class uses such as a gym, office, trade-counter retail or possibly a showroom.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
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Location

Hatch End is an affluent North West London Suburb with good rail communications to Central London. The area is popular for its wide variety of restaurants and bars.

4a Cornwall Road sits behind the Uxbridge Road shops, in a service road running between Cornwall Road and Wellington Road. The neighbouring properties include Chaplins Furniture and Yoga Collective.

Description

A brick built single storey commercial unit which has new windows and has recently been painted externally. The property has a basic internal condition ready for a tenant's fit-out. There is a small kitchen and WC's.

The property can be used for a multitude of commercial uses under the Use Class E including a gym, office, E-Commerce storage/retail.

The unit has a very generous and secure storage yard of approximately 1,500 sq ft.

Tenure

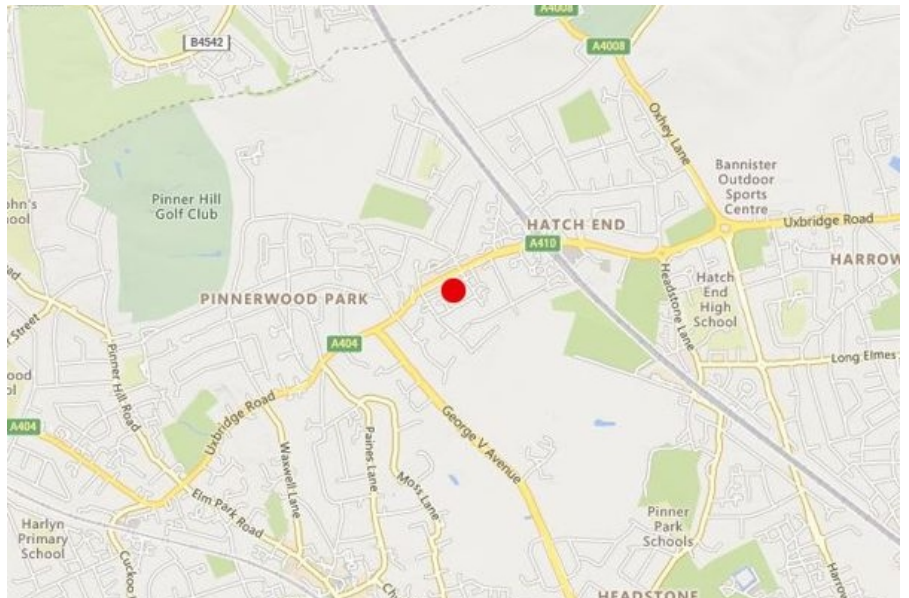
Leasehold

Terms

The property is available to lease in its current condition at a rental of £37,500 per annum plus VAT and exclusive of business rates and service charge.

Business Rates

London Borough of Harrow. Awaiting new assessment.



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Planning

VAT

The property is elected for VAT.

EPC

Energy Performance Rating D.

Viewing

Strictly by prior appointment via sole agents Chamberlain Commercial 0208 429 6899.

Contact

Alex Seco 07708 172710

alex@chamberlaincommercial.com

or

Harrison Grinter 07889 673784

harrison@chamberlaincommercial.com

Contact

Tony Chamberlain 07817 077077

tony@chamberlaincommercial.com

Holding Deposit

£A £2,000 non-refundable deposit will be required to place this property under offer and remove it from the market.

The deposit will be forfeited if the prospective tenant withdraws from the transaction before signing the lease, unless the landlord is unable to show clear title.



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