

# FOR SALE

## FREEHOLD PROPERTY IN KENTON SUITABLE FOR MULTIPLE COMMERCIAL USES

**OFFICE 2** 447 Kenton Road, Kenton, Harrow HA3 0XY



### Features

- 1,177 Sq Ft (109.34 Sq M)
- £400,000 for the Freehold
- Part Shell & Core
- Garden Space
- Large Open Plan Office/Hall
- Car Parking Available

### Summary

This interesting property is located behind shops on Kenton Road and consists of a office/reception space (shell condition) leading to a larger office/hall space which leads out to a small rear garden area.

The property requires fitting out and some refurbishment but would be suitable for a small creche or SEN education provider, a medical or physio clinic, yoga or fitness studio, office or aesthetics.

Priced at £400,000 for the freehold with vacant possession.



**Chamberlain**  
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**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** [info@chamberlaincommercial.com](mailto:info@chamberlaincommercial.com) **W** [chamberlaincommercial.com](http://chamberlaincommercial.com)

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### Location

The property is located in the middle section of Kenton Road between Harrow and Kingsbury and to the rear of a small parade of shops. Access is via a service road leading from Gooseacre Lane.

### Description

A brick built single storey commercial property consisting of a reception/office area of 443 sq ft which is in shell condition but has capped services and 2 soil pipes for WC connection. This front area leads through to a later addition extension office of 734 sq ft which consists of a large rectangular room with good ceiling height and excellent natural light. To the side and rear is a small patio terrace and garden space. The building has 2 car parking spaces. Further car spaces can be purchased by separate negotiation. There is also residential flats available separately.

### Tenure

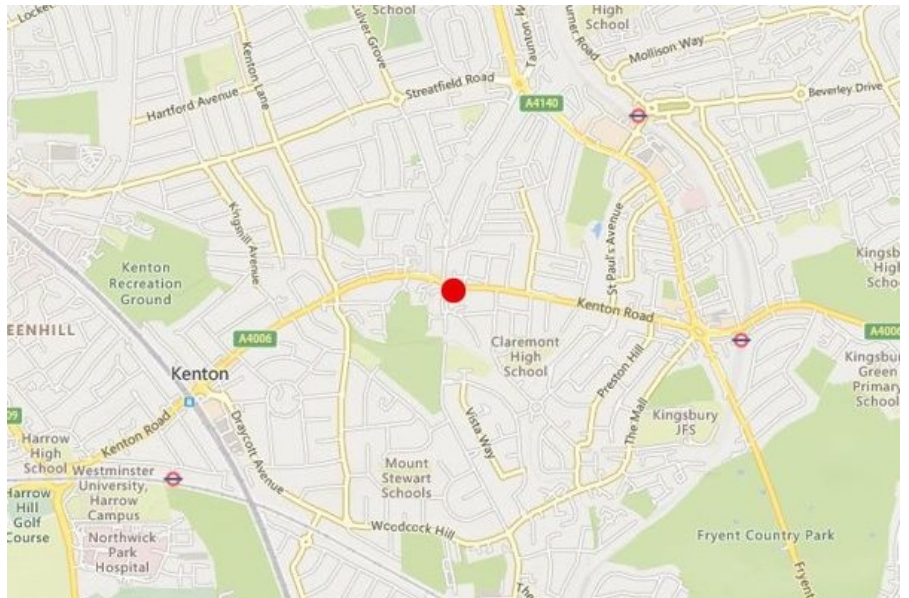
Freehold

### Terms

The property is to be sold freehold with full vacant possession. The asking price is £400,000 (Four Hundred Thousand Pounds) VAT may be applicable.

### Business Rates

London Borough of Brent. To be reassessed. Interested parties should make their own enquiries via the Valuation Office Agency website.



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### Planning

The property has a Town & Country use class E.

### EPC

Energy Rating D

### Viewing

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

### Contact

Alex Seco 07708 172710

[alex@chamberlaincommercial.com](mailto:alex@chamberlaincommercial.com)

or

Harrison Grinter 07889 673784

[harrison@chamberlaincommercial.com](mailto:harrison@chamberlaincommercial.com)



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