

# TO LET - INDUSTRIAL



# UNIT 5, 5 CORNWALL ROAD, HATCH END, MIDDLESEX, HA5

3,115 Sq Ft (289.38 Sq M)

£38,500 per annum exclusive

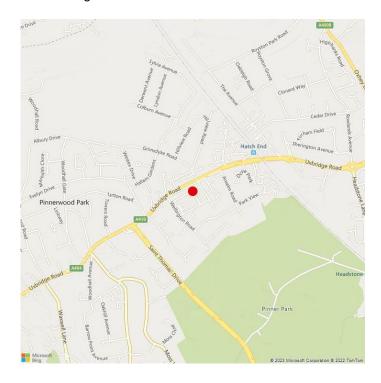
- Great location
- New lease available
- Car parking

#### Location

The property comprises a single storey semi-detached light industrial building fronting onto Cornwall Road which runs parallel to Uxbridge Road and predominantly provides access to the rear of the retail units on Uxbridge Road and to a number of similar units to the subject property.

Whilst not being on a main road, the property is well situated for access to the retail and leisure facilities of Hatch End with the London Underground Station being within 300 metres.

The M1 (Junction 4) is within 2.5 miles and so there is good access to the motorway network as well as the surrounding urban areas.



# **Terms**

To Let: £38,500 per annum exclusive of outgoings and VAT.

## **Business Rates**

Please make your own enquiries through the local council.

#### Accommodation

The property is of concrete framed construction beneath a pitched covered roof. There are single glazed windows to the left hand elevation and there is a covered canopy area to the front providing marking for approximately three cars.

Internally, the building has been divided into a number of rooms/lettable areas by means of demountable partitions and blockwork. In addition there are two WC's and a kitchen area.

The property further benefits from a security alarm and 3 phase power supply. The unit has a minimum eaves height of 3.1 metres rising to 4.6 metres at the highest point. To the rear, is a small yard area which has been utilised for storage but can only be accessed from internally.

The property has been measured in accordance with the latest RICS Code of Measuring practices.

Accommodation	Sq Ft	Sq M
Entire	3,115	289.38

Areas quoted are approximate and should not be held as 100% accurate.

# **EPC**

Upon request

## **Viewings**

Strictly through the sole letting agents Kirkby Diamond

# **Zack Berman**

01727 575 445 / 07810 700 403 zack.berman@kirkbydiamond.co.uk

#### **DISCLAIMER**

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