



Commercial (EPC Rating:)

THE PAVILION NURSERY, PAVILION BUILDING ASHLEY GARDENS, WEMBLEY, Per Month **£2,917 Per Month**

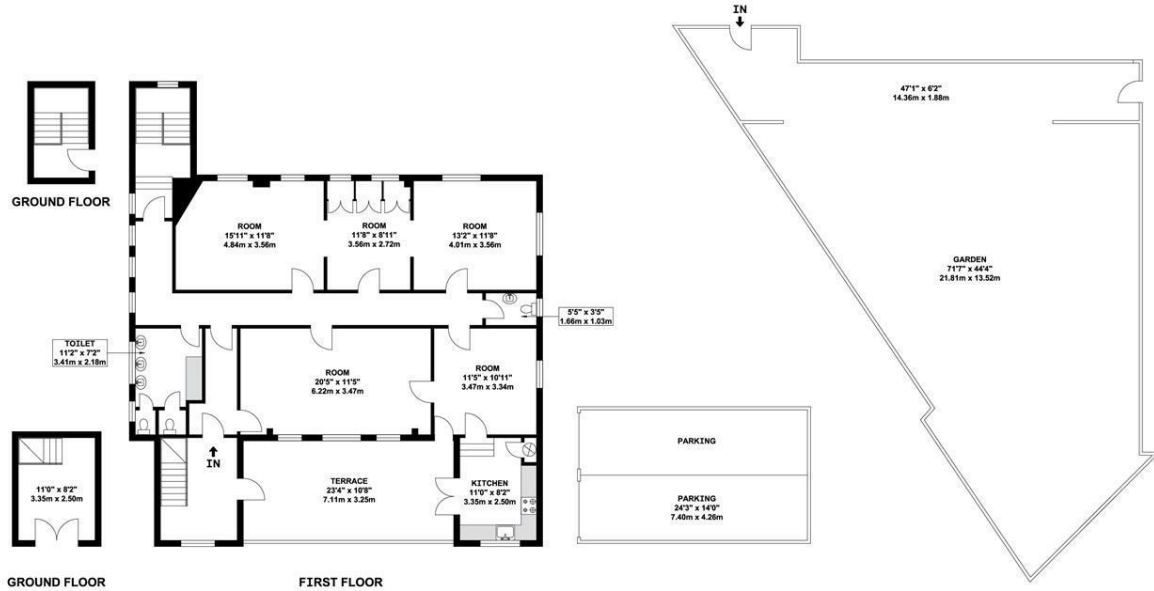
WEMBLEY is a thriving, family-friendly borough located in the northern part of Greater London. Served by the Metropolitan, Bakerloo and Jubilee Line and overground stations providing direct links to key areas in Central London.. Major roads such as the A1, A40, and North Circular (A406) make travel by car straightforward. The property is located on Ashly Gardens off Preston Road, moments away from Preston Road, Wembley Park and North Wembley Stations. A two-story converted building arranged over first floor, with a gross internal floor area of approx. 1799.18 sq ft including outdoor terrace. We are advised the property has E planning use, making it ideal for a host of users within class E, including day nursery, medical/dental, gym/fitness, etc or alternative uses, subject to planning. The property benefits from an expansive and secure outdoor space, ideal for use as a children's play area, as well as a parking area with capacity for 2 cars. The property features a spacious open-plan layout and boasts a contemporary, modern finish, having been recently refurbished.

Terms by way of a full repairing and insuring lease for a term to be negotiated. The asking rental is £35,000 per annum. The rent is payable quarterly in advance.

The ingoing tenant to pay the landlords reasonable legal fees and their own legal fees. A holding deposit of £1000 will be required to place this property under offer and remove it from the market.



PAVILION NURSERY, PAVILION BUILDINGS,
ASHLEY GARDENS, WEMBLEY HA9



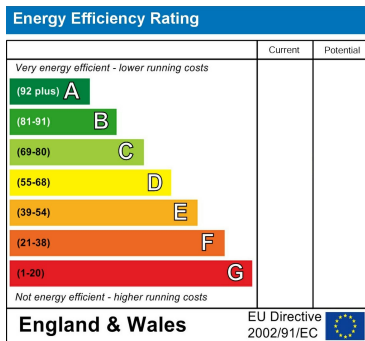
APPROX. GROSS INTERNAL FLOOR AREA 1559.26 SQ. FT / 144.86 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE TERRACE 1799.188 SQ. FT / 167.15 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

Council Tax Band

Call us on
0208 904 8822
info@haymills.uk

Energy Performance Graph



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.