



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

OFFICES

**KENTONIAN CLOSE
KENTON
HARROW HA3 8FF**



FOR SALE
**Approx. 206ft²(19m²)-
1,500ft²(140m²)**

**(CURRENTLY B1 OFFICE USE, MAY SUIT
LEISURE, EDUCATIONAL ETC SUBJECT
TO PLANNING)**

LOCATION

The offices are located just behind the A4006 Kenton Road at its junction with Mayfield Avenue, on the outskirts of Harrow.

Kenton Station serving both the Watford DC over ground line between Watford Junction and London Euston, and the Bakerloo underground line, is a 100m walk away. Other underground stations are available at Northwick Park and Harrow on the Hill, both Metropolitan Line, the latter also on the Chiltern Line over ground.

DESCRIPTION

Now vacant, the premises comprise a terrace of single storey office units, each benefitting from fluorescent lighting, capped off services for kitchen/tea prep points and gas central heating. Each connects to a service corridor at the rear where shared toilet facilities are available.

ACCOMMODATION

Currently the units are arranged as follows:

Unit 3 – 206sf (19sm), Unit 4 – 224sf (21sm),
Unit 5 – 210sf (19.5sm), Unit 7 – 224sf
(21sm), Unit 8 – 221sf (20.5sm), Units 9&10 –
236sf (22sm)

Further storage and reception areas can be incorporated by moving internal walls.

TERMS

The entire property is available freehold, or individual units by way of new 250 year leases.

EPC RATING – B47

PRICE

On application. We are informed VAT has not been elected on this property.

BUSINESS RATES

According to the Valuation Office Website, each unit has its own Rateable Value in the latest 2017 Rating List, ranging from £2,400 to £2,700. Qualifying “small businesses” will therefore have no Rates to pay. Confirmation of this figure, eligibility and the rates payable should be sought from the local billing authority, Harrow Council 020 8863 5611.



VIEWING

Strictly by appointment through the joint sole agents:

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