



TO LET - E CLASS UNIT

1 Canning Road, Harrow,
Wealdstone, HA3 7TS

4,210 sq ft / 391.2 sqm

GN|2

www.gn2.uk.com

PARTICULARS

1 Canning Road, Harrow, Wealdstone, HA3 7TS

KEY POINTS:

- E Class Unit - suitable to various users.
- Exceptional ceiling height
- Possibility of installation of part Mezzanine
- Premises available in shell and core specification.
- Adjacent to High Street in central location

DESCRIPTION:

Accessed via the corner of Canning Road and Gladstone Way, the premises form part of the wider re-development of "Premier House" on the upper floors of 112 NO. residential flats and additional commercial space. Having recently reached PC it provides a great opportunity for a variety of E Class or other uses (subject to planning).

The specification is to be confirmed in due course.

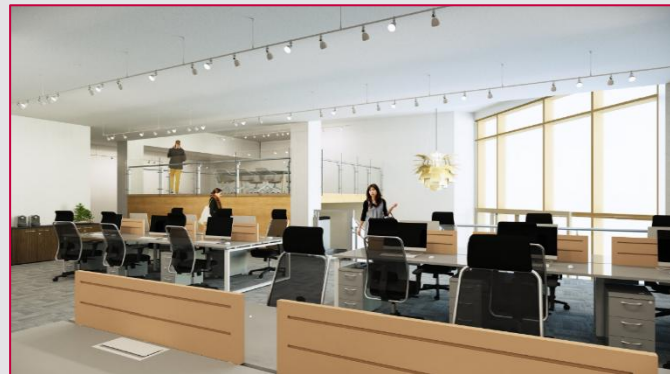
TERMS

- Lease:** New lease outside the Landlord and Tenant Act 1954 Part II
- Rent:** On application
- Rateable Value:** To be re-assessed.
- Service charge:** Fair proportion to cover building expenses
- EPC:** To be assessed

FLOOR AREAS (subject to final survey)

Floor	SQ FT	SQ M
Ground	4,210 sqft	391.2 sqm
Total	4,210 sqft	391.2 sqm

GN|2



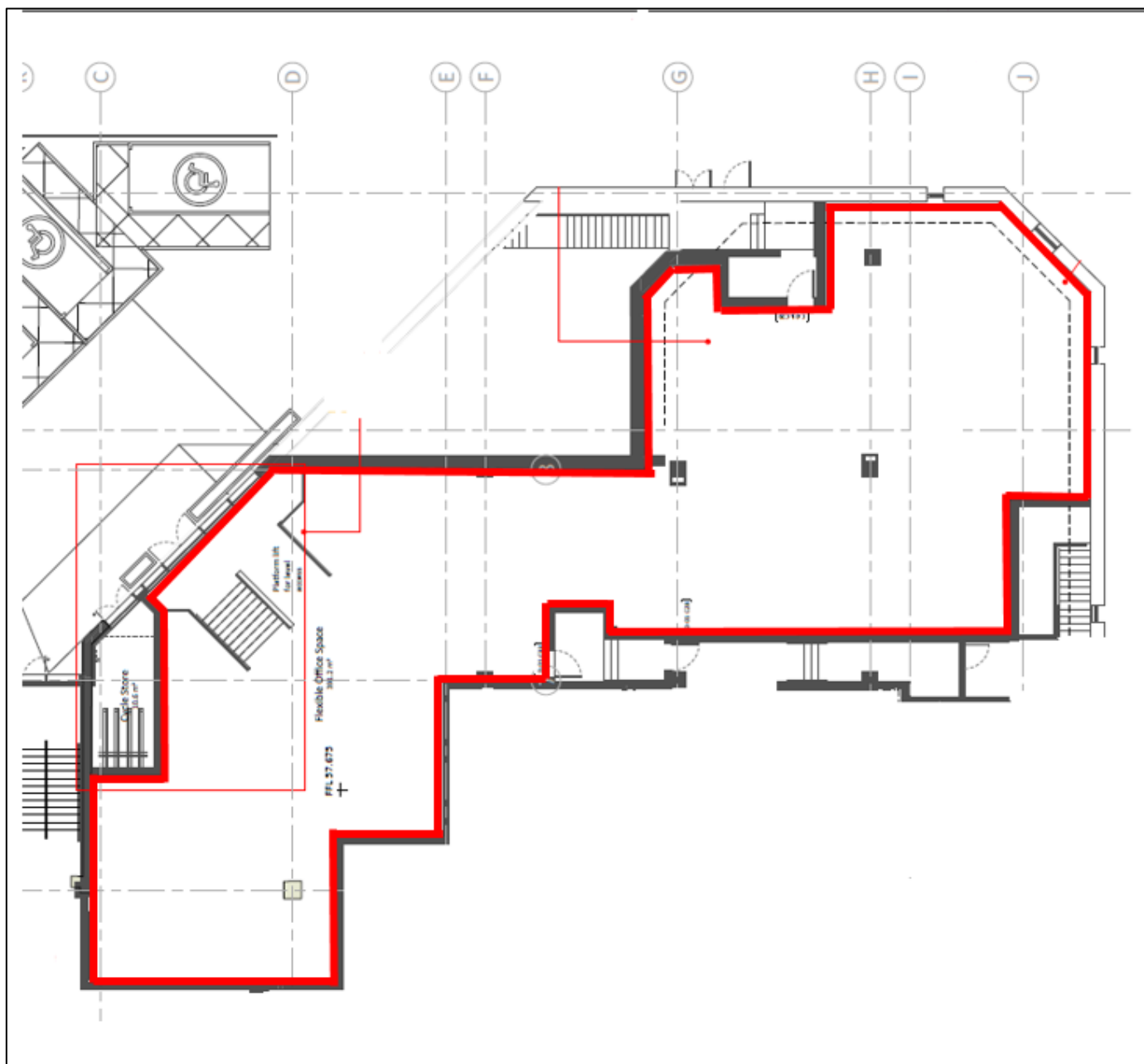
CONTACT:

Tim Powell-Harper MRICS
07798 527 677
tim.powellharper@gn2.uk.com

GN 2

GN 2

GN 2



GN2 gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of GN2 has any authority to make any representation or warranty whatever in relation to this property.