



TO LET - E CLASS UNIT

1 Canning Road, Harrow,
Wealdstone, HA3 7TS

4,210 sq ft / 391.2 sqm

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PARTICULARS

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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

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CONTACT:

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INDICATIVE LAYOUT PLAN

