

VDBM

Chartered Surveyors

01923 845222

T: 01923 845222 E: property@vdbm.co.uk W: www.vdbm.co.uk



10 PALMERSTON ROAD, HARROW, HA3 7FA

UNIT TO LET

CLASS E

WELL FITTED

CLOSE TO STATION AND PARKING

£12,500 PAX

£12,500 per annum exclusive

LOCATION

The Property is situated just off High Street Wealdstone and a couple of minute's walk from Harrow and Wealdstone Station.

There is a public car park close by.

DESCRIPTION

A ground floor lock up unit currently used as a solicitor's office. Could be used for other uses with Class E if required such as retail, office or surgery.

Modern shop front, suspended ceilings with LED lighting, kitchen and air conditioning.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Net internal floor area 519 sq ft

TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£12,500 per annum exclusive

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £11,250

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of E

VIEWING

Strictly by appointment through VDBM on 01923 845222.

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.