

TO LET

RAILWAY ARCH UNIT IDEAL FOR E-COMMERCE, STORAGE, GYM OR GENERAL E-CLASS USE

32 THE ARCHES Stanley Road, South Harrow, Harrow HA2 8AU



Features

- 900 Sq Ft (83.61 Sq M)
- £11,250 Per Annum
- Low Cost Accommodation
- 1 Car Space
- Security Roller Shutter
- New Lease Available

Summary

A great opportunity to rent a low cost commercial unit in a good location accessible for trade and public transport.

This converted railway arch unit is 900 sq ft with a central eaves height of 4m. The unit is lined with cladding and has a glazed frontage and electric security shutter, WC and comes with 1 allocated car parking space.

Available to rent at £11,250 per annum (£12.50 psf) plus initial contract fees.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

The property is located in the Railway Arches between Stanley Road and Roxeth Green Avenue in South Harrow. The location is easily accessible and within walking distance of South Harrow Underground Station (Piccadilly Line and Metropolitan Line).

Description

Created with TFL railway arches are these versatile commercial units each of 900 sq ft. neighbouring units are occupied by MMA gym, creche, e-commerce businesses and fitness studios. The unit has a WC, electricity and water supply.

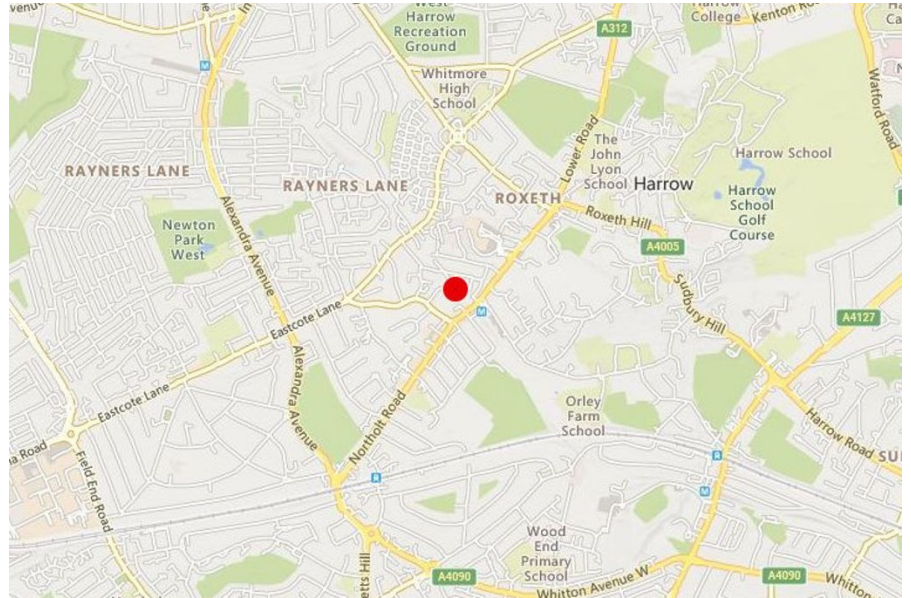
Tenure

Leasehold

Terms

Available on a new lease for a term of 4 years. The rent is just £11,250 per annum fixed for the duration of the term.

Please note the licence fees payable when moving in.



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Planning

The property has an E-class use and B8 storage and distribution. All uses are permitted except those that store flammable liquids and goods. NB the unit has no gas.

Legal Costs

The incoming tenant will be responsible for TFL's legal charge of £1,500 plus VAT and a Chamberlain Commercial agent fee of £1,000 plus VAT.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

Harry Pountney
harry@chamberlaincommercial.com

Holding Deposit

The landlord will require a 3 month rental deposit to be held on account for the duration of the lease.



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