

## KENTON GARDENS, KENTON

### OFFICES/WORKSHOP SUITABLE FOR OTHER USES (STPP)



Clive Lawrence & Co are pleased to offer, for lease, this self-contained office/workshop property with parking.

The building is single storey, brick-built, with additional workspace in the attic. The property provides eight off-road parking spaces, it is located on Kenton Gardens, a residential road, off Kenton Road.

The site would be suitable (STPP) for flexible workspace use or as a workshop or studio, adult learning centre or place of religious assembly.

**£25,000 pa**

## Accommodation



Main Room Lobby

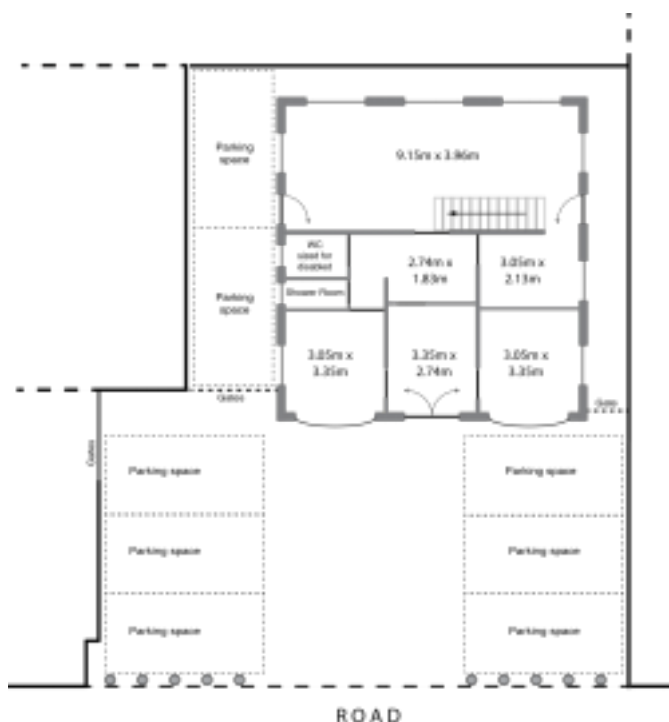


Front Room

The building has secondary-glazed windows, vinyl flooring, and intruder and smoke alarms.

	M <sup>2</sup>	ft <sup>2</sup>
Total floor area	109.0	1,173.0
Main area (to rear)	35.0	381.0
Office 1	5.5	59.6
Office 2	8.5	91.3
Office 3	9.8	104.9
Attic	15.2	164.0
Outer Lobby	9.2	99.0
Inner Lobby	5.0	53.8

Shower Room  
Separate WC



### **Layout**

### **Location**

Kenton Gardens, off Kenton Road (A4006) is adjacent to the junction with Kenton Lane and Woodcock Hill (halfway between Harrow and Kingsbury). Several local buses (114, 183, 223, H10, H18) stop very close by. The nearest stations are Kenton (Bakerloo line) 0.8km, Northwick Park (Metropolitan line) 1.0km and Kingsbury (Jubilee line) 2.0km. There is a good range of small shops nearby. Woodcock Park is a few minutes walk away.

**Map** <https://tinyurl.com/Kenton-Gardens>

### **Lease terms**

A new full repairing/insuring lease granted outside the Landlord and Tenant Act

**Rent £25,000 pa**

**Tel 020 8861 4545**

[www.clivelawrenceandco.co.uk](http://www.clivelawrenceandco.co.uk)

**Please note:** The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error.

Prior to making an appointment to view we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property in order that you do not make a wasted journey.

Where any reference is made to planning permission and/or potential uses such information is given in good faith but has not been investigated and no warranty is implied.

This description of the property is not intended to constitute part of an offer or contract. Please note that these are approximate gross dimensions and do not allow for space unusable because of staircases or other intrusions.

