

1 PINNER VIEW,
HARROW. HA1 4QB

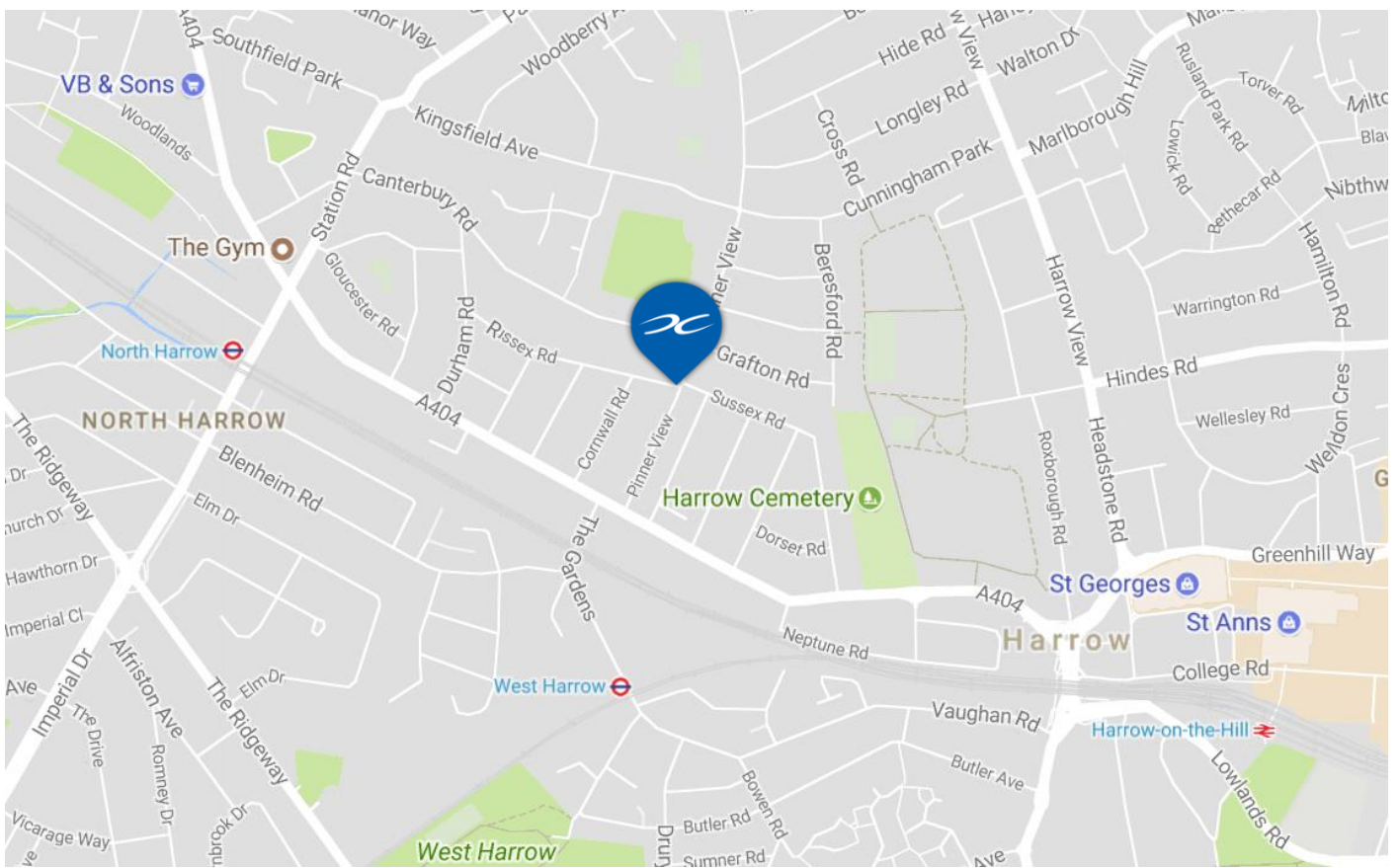

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STORAGE BUILDINGS WITH YARD / PARKING – TO LET
5,200 SQFT (483 SQM)



The premises comprises a combination of units totalling approximately 5,200 sqft including a small office at first floor level. There is forecourt parking to both Pinner View and Sussex Gardens with a large area of hardstanding to the rear. A total of approximately 45 vehicles may be stored externally at the property EPC rating G.



AREAS (approximate gross internal)

Ground floor	4,800 sqft	446.9 sqm
First Floor	200 sqft	18.6 sqm
Garage	<u>300 sqft</u>	<u>27.9 sqm</u>
Total	5,200 sqft	483.1 sqm

Site Area	13,500 sqft	1,260 sqm	0.31 acres (approx)
Front	16 spaces (approx)		
Rear	30 spaces (approx)		

LEASE

The property is available by way of a new full repairing and insuring lease for a term by arrangement. The lease will be excluded from the Landlord and Tenant Act 1954

RENT

£65,000 per annum exclusive

BUSINESS RATES

We understand that the Rateable Value 2017 of the property is £37,000. Prospective tenants are advised to make their own enquiries in this regard

VIEWINGS

Strictly by appointment through sole agents





42

40

38

38a

5

3

55

74

72

70

68

66

64

Sussex Road

70

68

66

Grafton Road

Pinner View