



**Units 2 & 5, Pickwick Walk Uxbridge Road**  
Pinner, HA5 4HS

**Small Lock Up Retail Unit  
To Let**

**395 sq ft**  
(36.70 sq m)

- Prominent position
- Return frontage
- Lighting
- Laminate flooring

# Units 2 & 5, Pickwick Walk Uxbridge Road, Pinner, HA5 4HS

## Summary

Available Size	395 sq ft
Rent	£16,500 per annum
Rates Payable	£10,853.25 per annum
Rateable Value	£21,750
VAT	Not applicable
EPC Rating	C

## Description

Pickwick Walk comprises 10 retail units with a central pedestrian walkway. Units 2 & 5 are a combined single unit located at the front of the building and accessed from either Uxbridge Road or Grimsdyke Road. The unit has the benefit of bay windows, laminate floor and two entrances / exits. (Note: furniture, equipment and stock shown on internal photographs not part of letting)

## Location

The premises are located on the North Side of Uxbridge Road at its junction with Grimsdyke Road and within walking distance of Hatch End Mainline Station. The shop is positioned in a prominent location in the heart of the retail area surrounded by numerous shops and restaurants.



## Viewing & Further Information



**Peter Amstell**  
020 8429 9007  
peter@davidcharles.co.uk



**Finlay Milnes**  
020 8429 9009 | 07522 700 508  
finlay@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 12/11/2025