

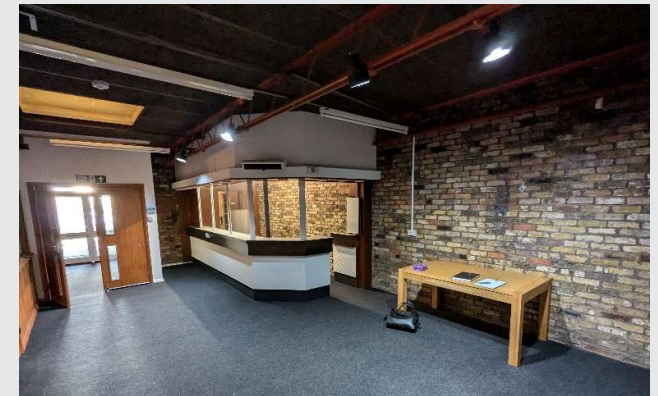
PERRY HOLT

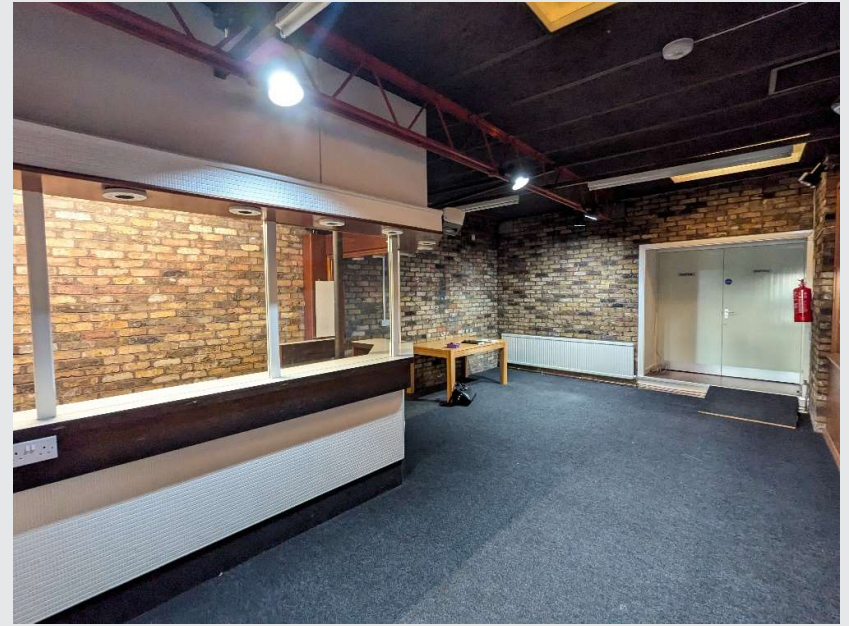
PROPERTY CONSULTANTS

TO LET

Self-contained storage/office
premises

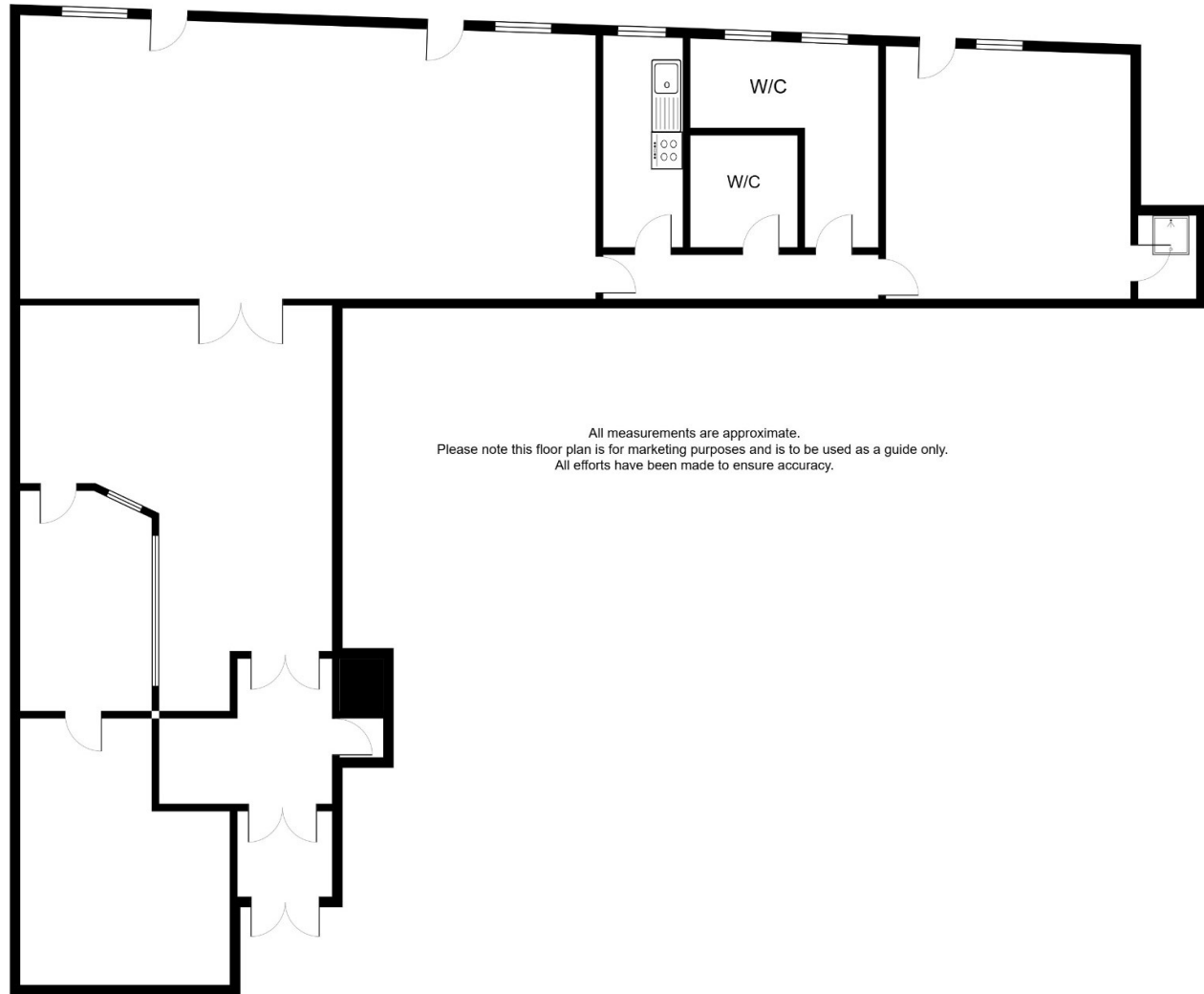
The Studio, 2A Merle Avenue, St Pauls Church,
Harefield, UB9 6DG





ACCOMMODATION

	Sq ft	Sq m
Net Internal Area	1,761	163.6



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ 4 car parking spaces
- ✓ Trading hours Mon-Fri 9am-5pm
- ✓ Central heating
- ✓ Kitchen facilities

LOCATION

Situated in close proximity of Harefield High Street, giving good access to local amenities. By road, Junction 17 M25 is 3.6 miles away and Junction 1 of the M40 is 3.4 miles from the property. The nearest train station is Denham which serves the Chiltern Main Line and is 2.3 miles away.

LEGAL COSTS

Each party to be responsible for their own legal costs

DESCRIPTION

Self contained ground floor storage/offices made up of a large central room with several other storage/office areas along with kitchen and w/c facilities benefitting from gas central heating and 4 allocated car parking spaces. In addition, there is a private courtyard area to the rear of the property. Trading hours are restricted to Monday-Friday 9am-5pm.

TERM

A new FRI lease for a term to be agreed, with appropriate rent reviews.

RENT

£28,000 per annum exclusive

RATES

Rateable value: £12,500. Rates payable 23/24: £6,237.50

Rates payable should be verified with Hillingdon Council 0300 123 1384

VAT

We understand that VAT is not currently payable on the rent.

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk