

T:0207 286 8363 E:sales@threeh.co.uk



Prominent E Class Unit In Kenton Approx. 51 M² – 552 Sq Ft NEW LEASE

321 Kenton Road, Kenton, Harrow, Middx. HA3 0XN

Location: Situated in a prominent position on this busy vehicular thoroughfare

where other tracers include Hena Hair & Beauty, Salter McGuiness

Estate Agents, Travel Hub Travel Agents and Comfy Beds.

Accommodation: Comprises a ground floor E Class unit with a good window frontage.

Internal Width 4.82m Retail Depth (Max): 7.00m Built Depth: 10.50m

Total Net Area: 51m² 552 sq ft



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





TiO207 286 8363 E:sales@threeh.co.uk

Amenities: Good Window Frontage

Security Shutter

Suspended Ceiling with LED Lighting

Tiled Flooring
Gas Heating
3m Ceiling Height

Lease: New lease for a term by arrangement on full repairing and insuring

basis

Rent: £16,950 p.a.x.. VAT is not applicable

Business Rates: R.V £11,500. This is not what you pay. Those eligible for small

business rates relief may have a zero rates bill. Please check the

sum payable with Brent Rates department.

Rent Deposit: The tenant will be expected to provide a security deposit equivalent

to 3-6 month's rent, dependent upon covenant.

Service Charge: The tenant will be liable to contribute towards any external repairs

to common parts of the building (if any).

Legal Costs: Each party is to pay their own legal costs.

References: A charge of £200.00 + VAT is payable for taking up references on

behalf of proposed tenants. This fee is non refundable after the references have been applied for, whether or not they are accepted

by the Landlord.





These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





TO207 286 8363 Esales@threeh.co.uk



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

