

Small Economical E Class Unit On A New Lease (345sq ft – 34M²)



13b Odeon Parade, Allendale Road, Greenford, Middx, UB6 0RS

Location:

Situated within this local parade of shops in the heart of a densely populated residential community. The unit fronts Allendale Road and sits amongst a mixture of retail, catering and office units. There is free, limited duration parking immediately in front of the shops, and Sudbury Town Underground is within a few hundred metres.

- Description:** A small lock-up unit with wc and rear access.
The unit comprises approx. 345 sq ft or 34 sq metres. Please note that the adjoining half shop could also be made available if a larger unit is requires.
- Amenities:** Very Low Outgoings
Rear Access
Good Local Parking
Security Shutter
Close to Sudbury Station
- Rent:** £8,500 p.a.x
- Lease:** New lease for a term by arrangement on full repairing and insuring terms.
- Business Rates:** R.V £5,000 (Ealing). Therefore currently **Nil payable** for small businesses.
- Legal Costs:** Each party is to pay their own legal costs.
- References:** A charge of £250.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been taken up, whether or not they are accepted by the Landlord.
- Viewing:** Strictly by prior appointment