SAVOY STEWART
COMMERCIAL PROPERTY

D1 (NON RESIDENTIAL INSTITUTIONS), F1 (LEARNING AND NON-RESIDENTIAL INSTITUTIONS)

5 CECIL PARK

Pinner, HA5 5HJ

KEY POINTS

- Self Contained Building
- Close to Pinner Station
- Good Natural Light
- Own Front Door
- 1 Parking space

TENURE	TO LET
SIZE	3,350 SQ FT
RENT	£50,000 PER ANNUM
EPC	B (41)

LOCATION

The property is located close to the junction of Cecil Park and Marsh Lane.

Pinner Station (Metropolitain Line) is within 5 minutes walk offering transport into Baker Street in approx 30 mins.

There are numerous multiple retailers, restaurants and supermarkets within the vicinity as well as a selection of local occupiers.

Pinner is a suburb in the London Borough of Harrow, North West London, approx 12 miles north of Central London.

ADDITIONAL INFORMATION

The property comprises a self contained building planned on ground and first floors and was previously used as a youth club.

The ground floor comprises a large open plan hall with a ceiling height in excess of 3m whilst the first floor is divided into a number of classrooms/ meeting rooms of various sizes.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,295	120.31	Available
Ground	2,055	190.92	Available
Total	**3,350**	**311.23**	

LEASE

A new lease is available for a term by arrangement. Please note, the freehold is not available to purchase.

PLANNING

Our client will consider offers on a subject to planning basis for Class E use as offices, medical or education use as well as Class F1/2 for non religious community uses.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

Strictly by appointment through sole letting agents Savoy Stewart.

RENT

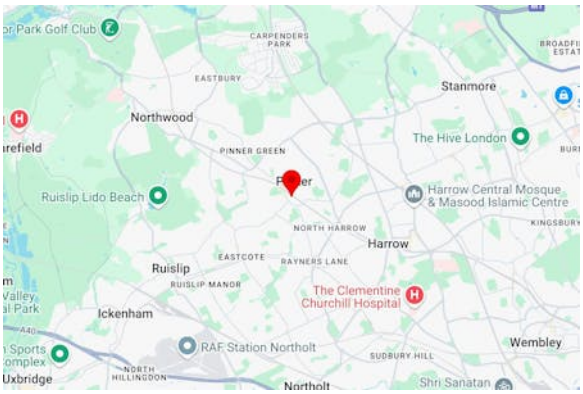
£50,000 per annum

BUSINESS RATES

n/a

SERVICE CHARGE

n/a



VIEWING & FURTHER INFORMATION

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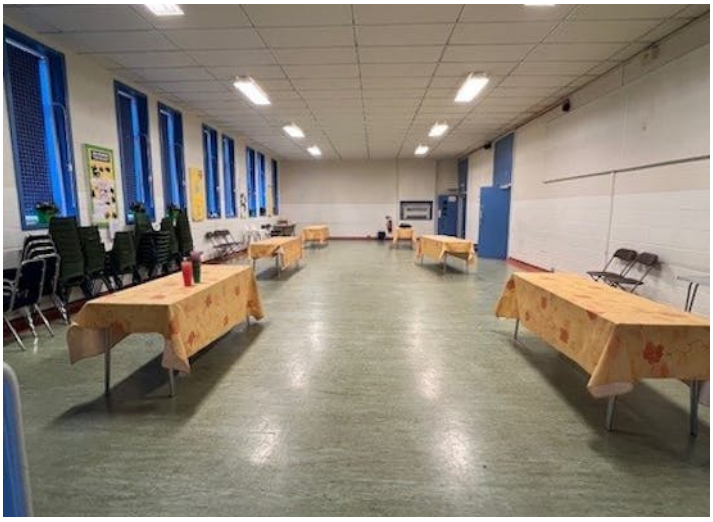
Disclaimer: Savoy Stewart endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT.



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