



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)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

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

Pinner Station (Metropolitan 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

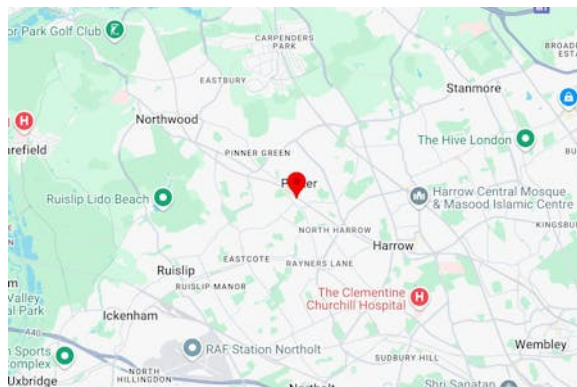
£50,000 per annum

BUSINESS RATES

n/a

SERVICE CHARGE

n/a



VIEWING & FURTHER INFORMATION



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