



House B, Graham Road, Wealdstone, Middlesex

London Properties are pleased to offer to the market newly converted built office unit in Graham Road located just off the High Street in Wealdstone. with excellent access to major bus, rail, road and motorway links in a densely populated mixed residential and commercial also within walking distance to Harrow & Wealdstone Station. Recently converted approximately 485 sq ft with light & airy reception/office area, spiral staircase leading office area, with separate kitchen, Bathroom, fully double glazed & gas central heating.. Internal viewings are highly recommended through London Properties by appointment only

£12,000 Per Annum



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Proprietor: Mukesh B. Mehta

ADDITIONAL PHOTOGRAPHS



PIC 1



PIC 2



PIC 3



PIC 4



PIC 5

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Graham Road, Wealdstone, Middlesex, HA3 5RF

LOCATION:	The unit is located just off the High Street, in Wealdstone, Middlesex. The subject unit have lightly visible trading position with excellent access to major bus, rail, road and motorway links in a densely populated mixed residential and commercial also within walking distance to Harrow & Wealdstone Station
DESCRIPTION:	Newly Converted split level office with spiral staircase leading to office area, on the ground floor, there is reception area, kitchen & bathroom, gas central heating, fully double glazed and all utility bills included in rent.
RENTAL:	£12,000 per annum
USES:	Office uses only
TERMS:	Flexible License's will be given
BUSINESS RATES:	To be confirmed
SIZE:	Approximately 485 sq ft
LOCAL AUTHORITY:	Harrow
ENERGY PERFORMANCE CERTIFICATE:	Available on request.
REFERENCE CHECK:	London Properties charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non- refundable after the references have been taken up, whether they are accepted or not by the Landlord.
HOLDING DEPOSIT:	A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the London Properties client account
AGENT NOTE:	London Properties for themselves for Lessors, Vendors and their agents, give notice that:- 1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries. 2. These details do not constitute any part of an offer or contract. 3. All statements or details contained within these particulars are without any responsibility on any part, to London Properties. 4. All rent prices, fees and charges are quoted exclusive of VA

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VIEWINGS:

Through London Properties by appointment only

DETAILS BY E-MAIL:

We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: info@london-properties.co.uk

FREE VALUATIONS & MARKETING ADVICE:

We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on: **020 8861 4615**

Written quotations are available on request. Please contact this office.

REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

For your FREE, No-obligation lettings or sales valuation, Please call 020 8861 4615



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