

# TO LET

COMMERCIAL UNIT IN HATCH END SUITABLE FOR MULTIPLE USES.

**UNIT 3** Phoenix Works, Cornwall Road, Hatch End, Pinner HA5 4UH



## Features

- 1,100 Sq Ft (102.19 Sq M)
- £27,000 Per Annum
- Offices & Production
- Ideal E-Commerce Unit
- Forecourt Parking
- Flexible Lease

## Summary

A rare opportunity to rent a small commercial unit with parking in Hatch End. This unit is located in the service road behind the Chaplins Furniture parade and neighbours offices, a yoga studio, showrooms and workshops.

Unit 3 Phoenix Works is 1,100 sq ft on ground floor only which is divided to provide studio style design offices leading onto production/storage space. The front forecourt area is shared and provides 2 car spaces.

This property could appeal to office users, e-commerce, design and print, health and fitness etc.



**Chamberlain**  
COMMERCIAL

**For further information please contact:**

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### Location

Hatch End is a prosperous suburb in North West London, renowned for its high quality restaurants, interior design studios and eclectic shops. The property is located in a service road to the rear of the main shopping parade and within easy walking distance of Hatch End Station.

### Description

Unit 3 is currently arranged to provide studio style offices with rear storage/production space. The forecourt parking area is to be shared with the first floor occupier.

### Tenure

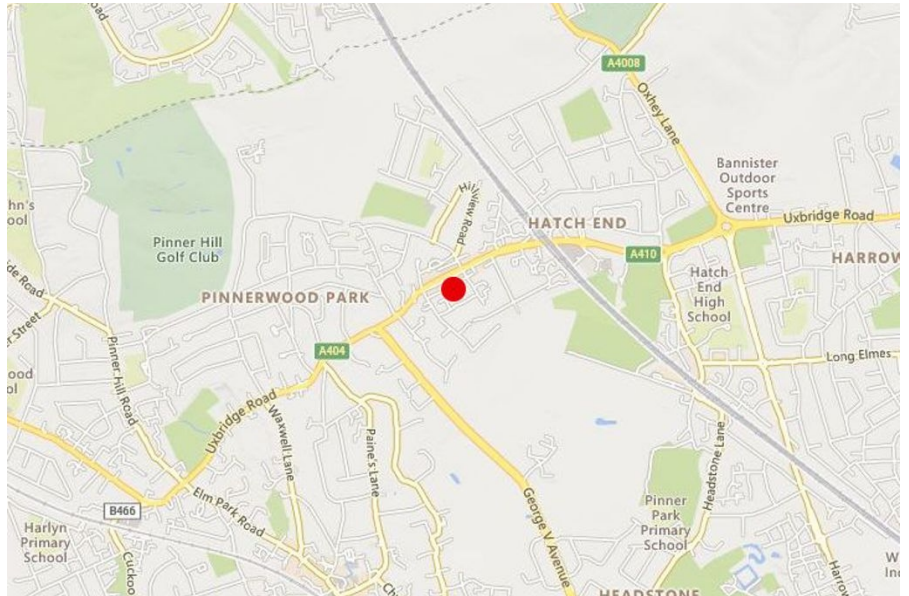
Leasehold

### Terms

Available to lease for a term to be agreed. The rental is £27,000 per annum for the ground floor space only together with 2 car parking spaces. The rent is exclusive of all other outgoings. VAT may be added to the rent.

### Business Rates

The property qualifies for small business relief.



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### Planning

The unit has an E class planning use and is suitable for offices, e-commerce, medical, beauty and aesthetics, wellness & Fitness gym, creche or retail.

### EPC

EPC Rating C.

### Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

### Contact

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