



Harrow Road, London, W10 4NJ

£2,916 PCM

Subject to Contract

- Three sections with large shop front
- Good footfall
- Blank canvass

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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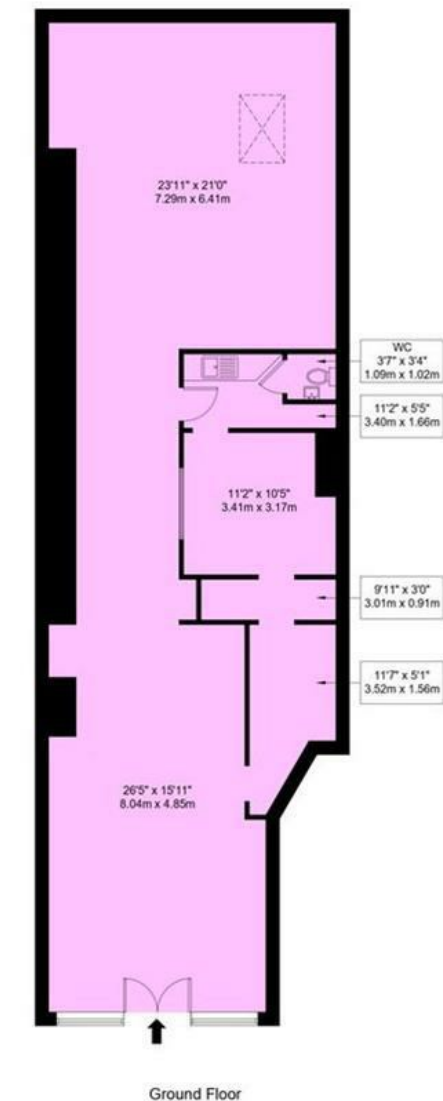
Situated on Harrow Road in the heart of Maida Vale, this approximately 1,000 sq ft E Use Class commercial premises occupies a prominent shopfront position on a busy parade, offering excellent visibility and strong passing footfall.

The property is currently unmodernised, providing an ideal opportunity for an occupier to refurbish and fit out the space to suit their business requirements. The open-plan layout offers flexibility for a wide range of uses within Class E, including retail, office, medical, studio, showroom, or other commercial occupiers (subject to any necessary consents).

Ideally located opposite the Grand Union Canal and within easy reach of local shops, cafés, supermarkets, and excellent transport links, the premises benefits from a well-established West London location with convenient access to both local residents and passing trade.

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Approx Gross Internal Area = 132.9 sq m / 1431 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright © BleuPlan

Tenure

Price £2,916 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents