

# LONDON W9 3RG

## 309-311 Harrow Road



RETAIL / LEISURE OPPORTUNITY AVAILABLE

**E Class Unit To Let**

**NEW Residential Development above (33 student flats)**

**jackson  
criss**

## LOCATION

The property occupies a prominent corner position on Harrow Road in Maida Vale with excellent visibility.

Surrounding occupiers include a mixture of independent retailers, cafes and restaurants on attractive tree-lined streets close to Little Venice and the walkways along the Canal.

Warwick Avenue (Bakerloo) / Westbourne Park (Hammersmith & City/Circle) stations are within a 5 minute walk, with access to Paddington (5 min) and Oxford Circus (10 min).

## DEMISE

Ground Floor: 1,200 sq ft (111 sq m)  
Basement: 900 sq ft (83 sq m)

## RENT

£50,000 per annum exclusive.

## TERMS

The property is available on a new lease, for a term to be agreed. The unit is ready for occupation.

## RATEABLE VALUE

To be assessed.

## EPC

An EPC is available upon request.

## VIEWING

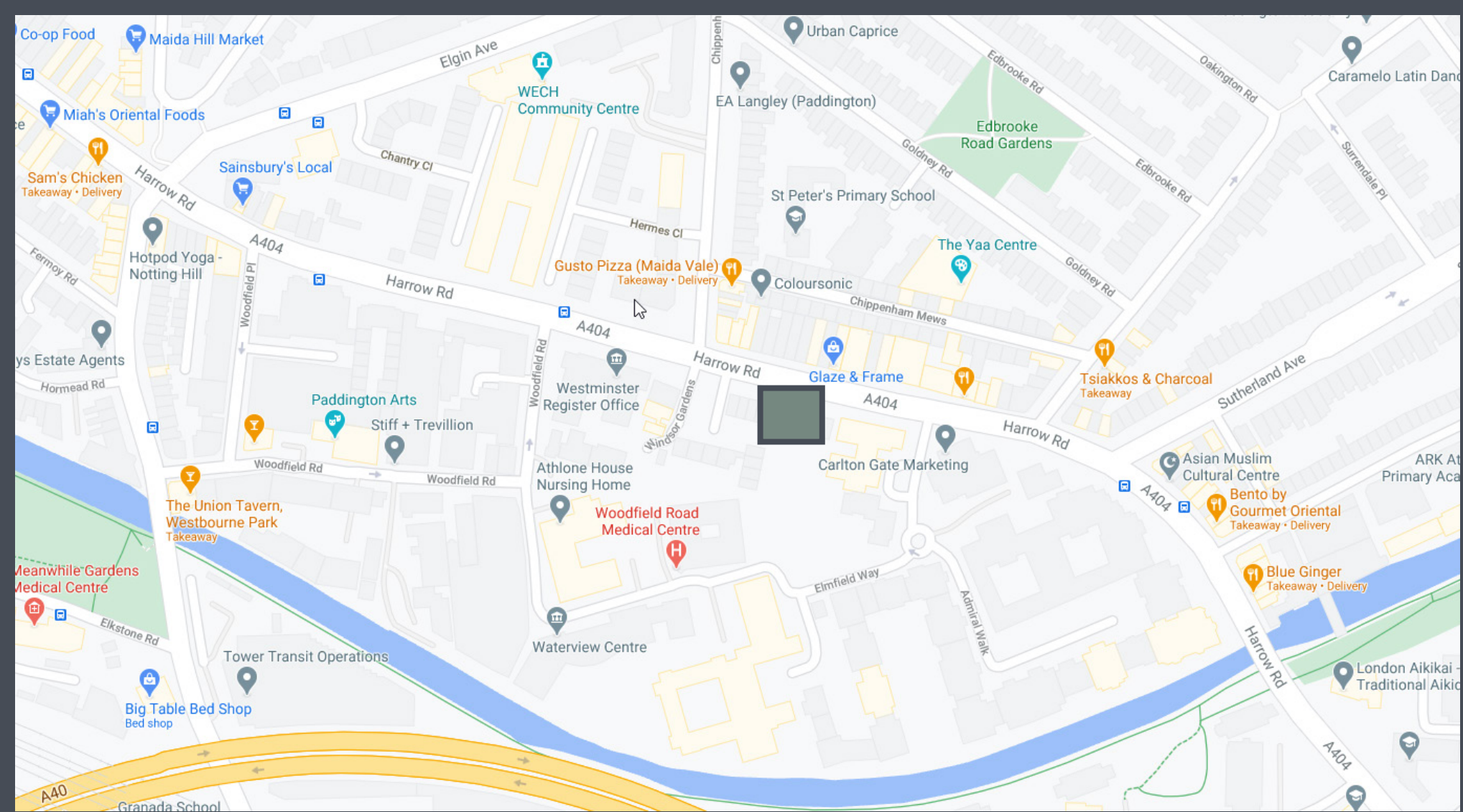
For further information, please contact sole agents:

**Lucy Gardiner**

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