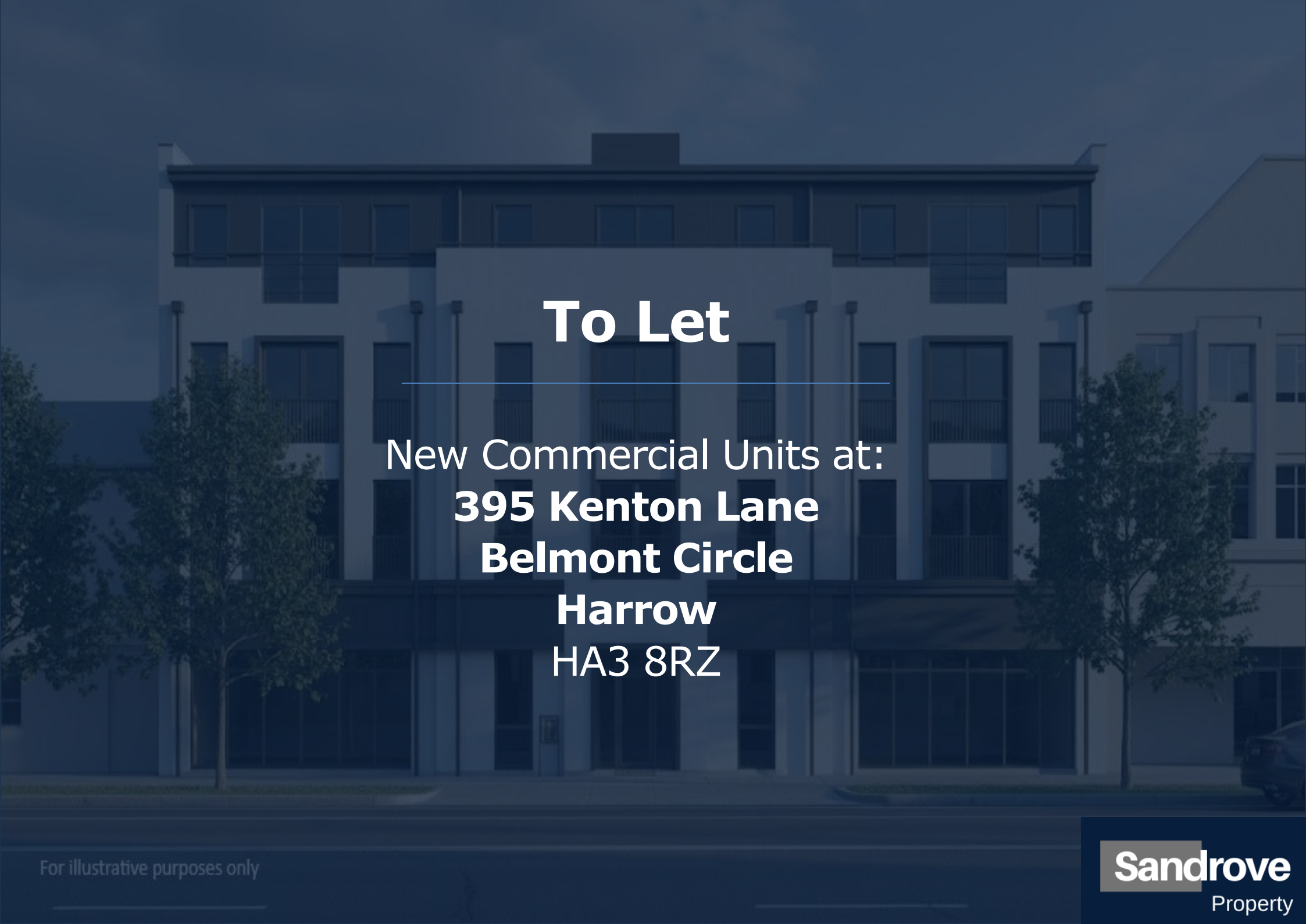




To Let

New Commercial Units at:
395 Kenton Lane
Belmont Circle
Harrow
HA3 8RZ

For illustrative purposes only

Sandrove
Property

TO LET

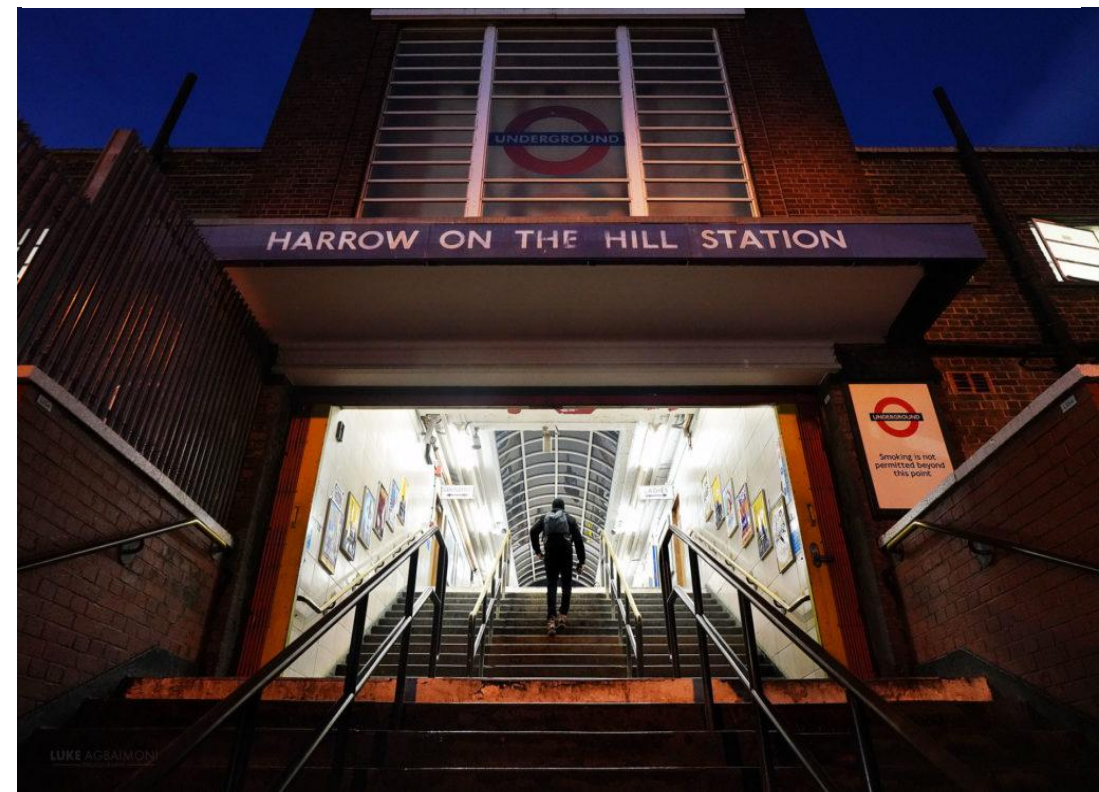
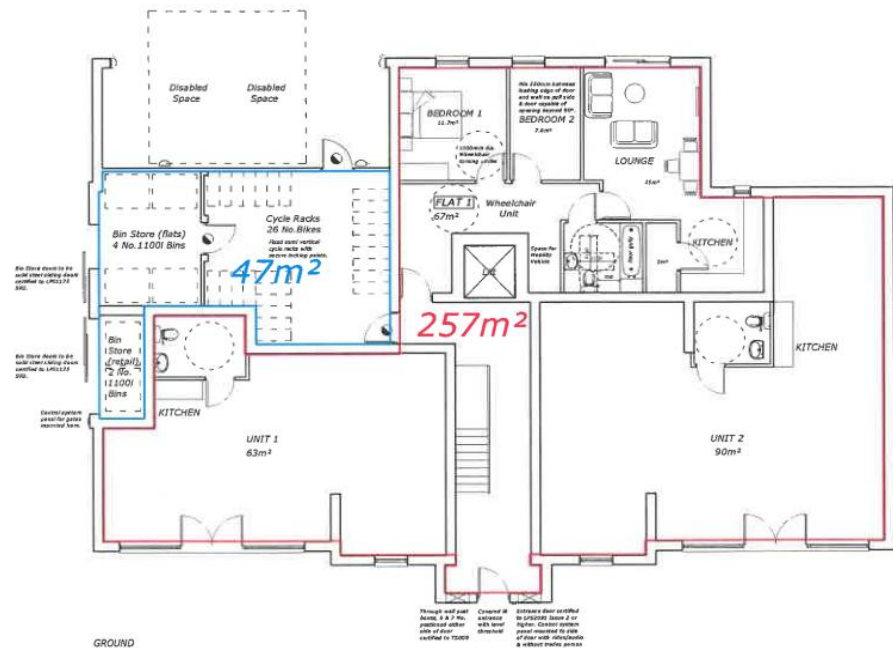
678–969sq.ft

Under Construction: New Build Ground Floor Commercial Units to be offered on a new lease.

The units are suitable for various uses.

Key Features

- Modern Glazed Shopfronts
- Plastered walls & Ceilings
- Fitted WC facilities
- 1 car parking space per unit



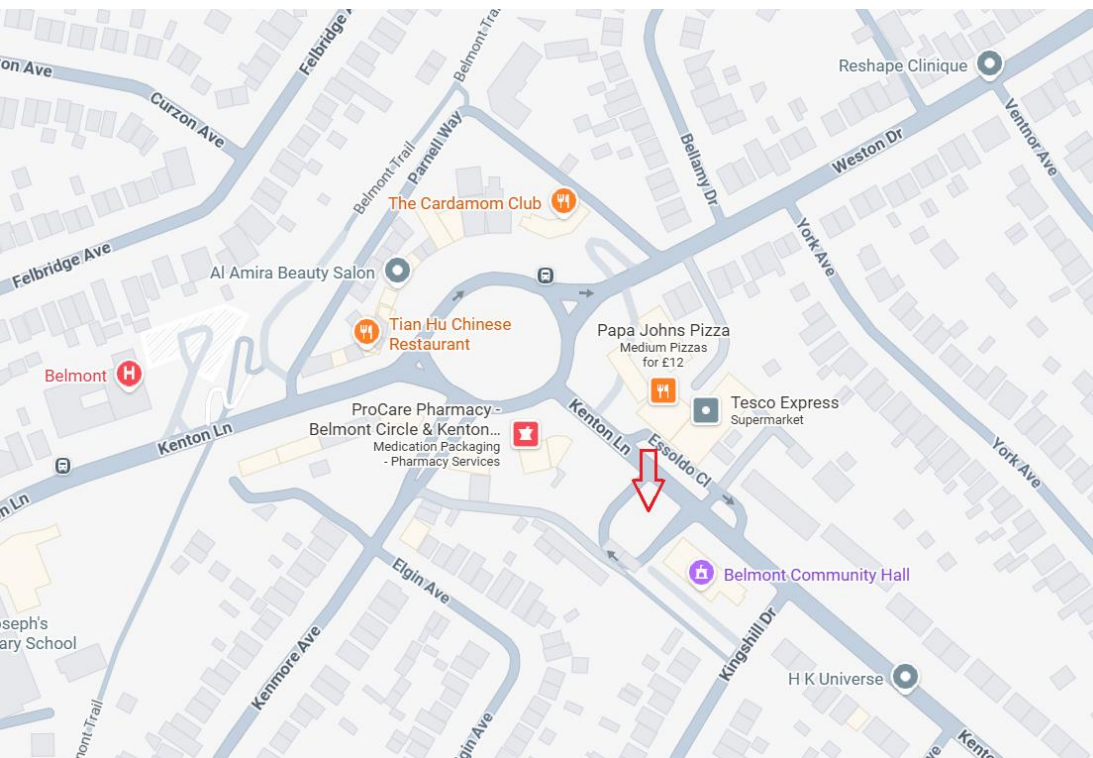


Description

The building offers 2 purpose designed commercial units located on the ground floor of this new development of 13 flats which offer clear and open trading areas suitable for a variety of uses.

The premises are arranged to offer versatile self-contained units suitable for an occupier to fit out to their own design and concept.

Scheduled practical completion for June 2026.



Location

The property is prominently located on Kenton Lane at the junction with Belmont Circle, a busy local trading area serving the needs of a densely populated residential community. Immediate occupiers include Tesco Metro, Costa Coffee, Wenzel's, Asda Local, and a range of well-established local traders.

The properties are well served by public transport situated centrally between Canons Park (Jubilee Line) Station, Harrow & Wealdstone (Bakerloo and Rail) Station, whilst Harrow Town Centre is approximately 2 miles away from the property.

The property in addition is extremely well served by numerous bus routes which pass immediately outside.

[Google Maps Link](#)

Accommodation

Ground Floor Commercial Units

Unit 1	678 sq ft	63 sq m
Frontage Unit 1	34 ft 5 inches	
Unit 2	969 sq ft	90 sq m
Frontage Unit 2	33 ft 4 inches	

Lease	New Lease
Rent	Unit 1 - £27,500 pax & Unit 2 - £32,500 pax
Rates	To be accessed
Terms	To be agreed
VAT	VAT payable
EPC	To be accessed upon completion.
Legal Costs	Each party to be responsible for their own legal costs

Contact

Jonathan Sandrove

07595 288879

js@sandrove.co.uk

Howard Sandrove

07836 539993

hs@sandrove.co.uk

www.sandrove.co.uk

info@sandrove.co.uk

020 3488 7411

