



First Floor

37-41 Winchelsea Road, Harlesden, NW10 8UN

**FORMER GYM
PREMISES/OFFICES WITH
NO PREMIUM, AVAILABLE
IN A DETACHED PURPOSE
BUILT BUILDING WITH
SUBSTANTIAL
PROPORTIONS**

5,000 sq ft
(464.52 sq m)

First Floor, 37-41 Winchelsea Road, Harlesden, London, NW10 8UN

Summary

Available Size	5,000 sq ft
Rent	£75,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

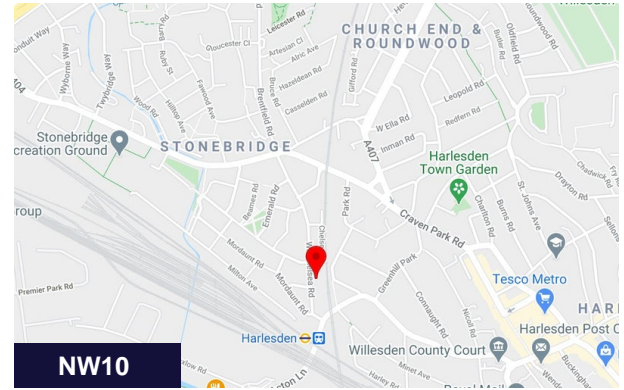
Kassinga House is a striking, detached purpose built mixed use building of substantial proportions. These premises comprise the entire 1st floor of this 4 storey building, and are arranged as open-plan, being offered in shell and core condition. The space measures approx. 5000 sq ft and is accessible via the side single gate leading to a walk way to front door and stairs to second floor.

A new Full Repairing and Insuring lease for a term to be agreed, subject to a development clause operative from the 3rd year. Please note that the premises have restricted opening hours.

Asking rent is £75,000 per annum exclusive / £15 per sq ft.

Location

Kassinga House is a purpose built block in good condition located near to the shops, cafes and amenities of Harlesden High Street and Harlesden Station is located within close proximity.



Viewing & Further Information



Adam Stackhouse

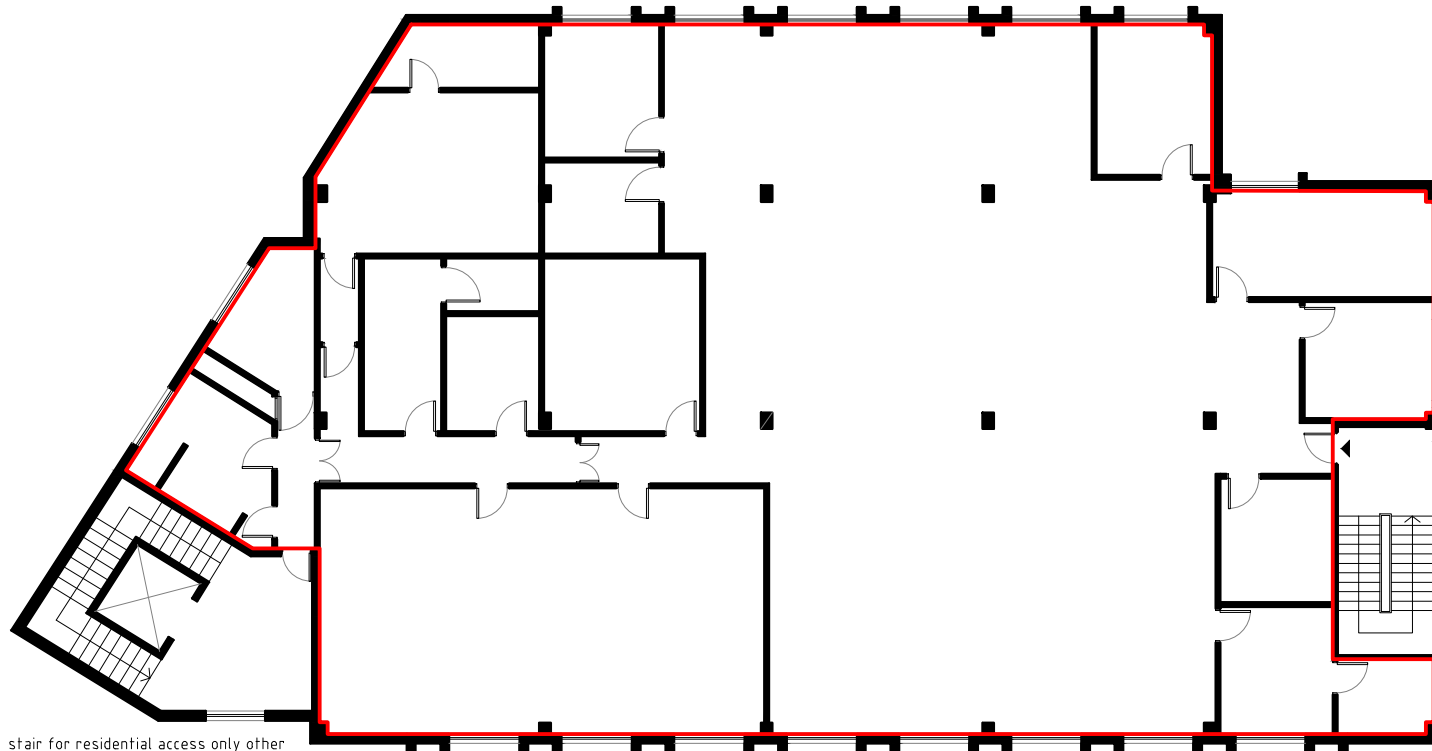
020 7355 0285 | 07889 510036
astackhouse@winkworth.co.uk



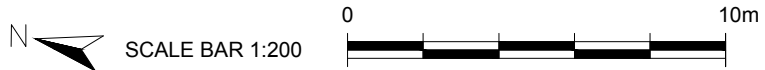
Tom Lewin

020 7355 0285 | 07783 250337
tlewin@winkworth.co.uk

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stair for residential access only other than in the event of an emergency



GIA = 530 sq.m / 5705 sq.ft

WENTWORTH ANDERSEN

PROJECT	37-41 WINCHELSEA ROAD, NW10 8UN		
DESCRIPTION	FIRST FLOOR PLAN		
SCALE	1:200 - A4	DWG NO.	1071.01
DATE	30.04.2020	DRAWN	WA