





# 38 NORTHCOTE AVENUE

## SOUTHALL, UB1 2AZ

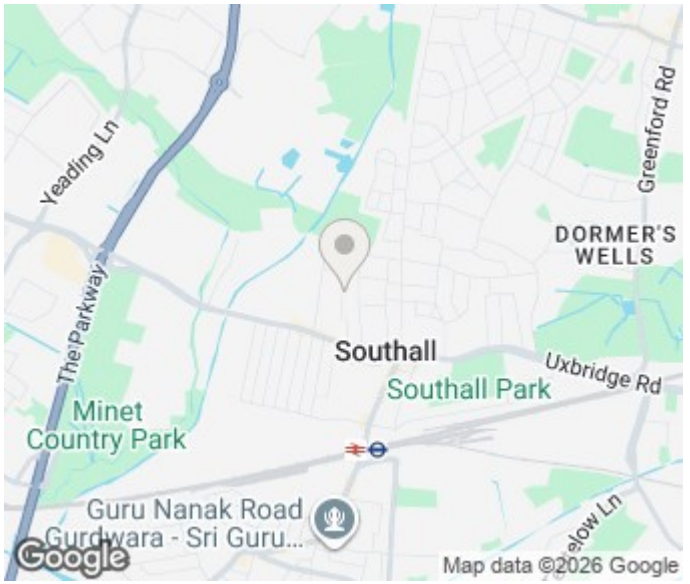
## £1,000 PER MONTH

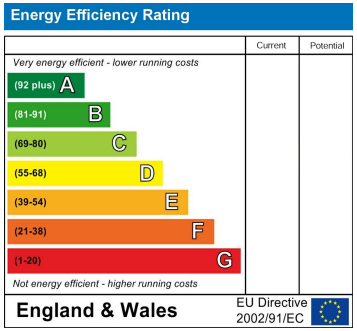
We are pleased to offer this versatile office/studio commercial unit to let. The space includes a private kitchenette and shared bathroom facilities. The rent includes all bills.

The unit is suitable for a variety of uses, including office space, beauty or wellness studio, and other similar commercial purposes (subject to any necessary consents).

Ideally located on Northcote Avenue, just off Southall Broadway, the property benefits from close proximity to a wide range of shops, eateries, and local amenities. The unit is situated within secure premises, with gated access after hours.

For further information or to arrange a viewing, please enquire.




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements