



Office Unit To Let

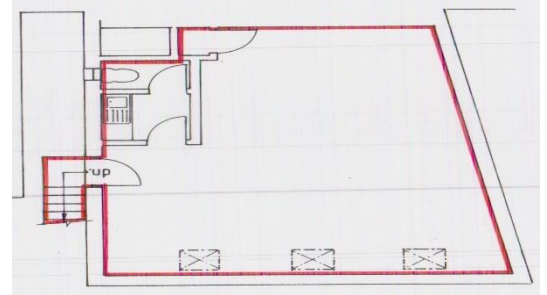
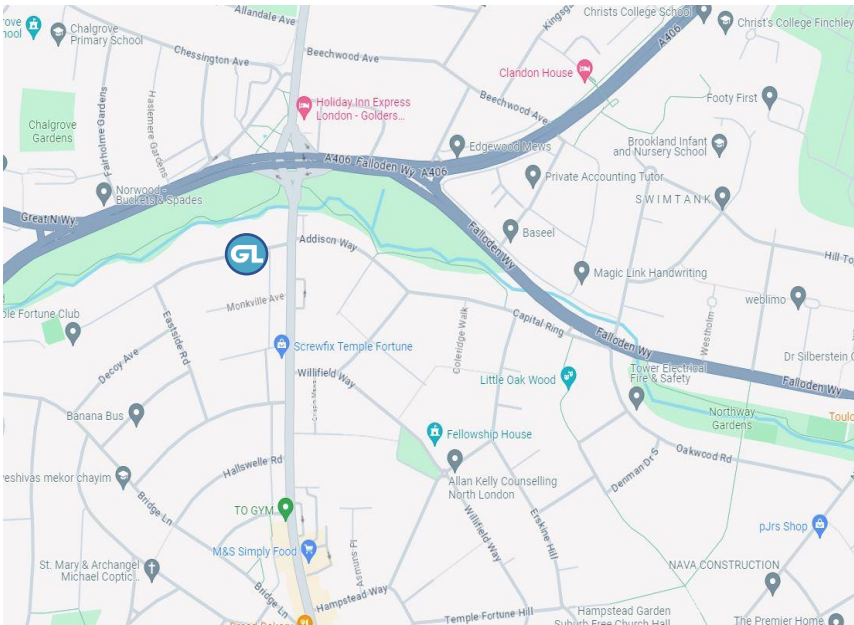
**First Floor, Fortair House, Monks Way,
London, NW11 0AF**

600-1,210 SQ FT (57 – 112 SQ M.)

Location: The property is situated on Monks Way in Temple located between the residential streets of Hurstwood Road and Monkville Avenue. Finchley Road, with its many shops, restaurants and cafes, is a one-minute walk from the property and Brent Cross Shopping Centre is two miles away. This office is situated close to the junction with Finchley Road and the North Circular Road (A406) at Henleys Corner with fast connections to the M1 motorway. This office equidistant between Finchley Central & Golders Green Underground Station (Northern Line) and bus routes 460, 13 and 102 and 107 stop approximately 400 ft from the property.

Description: This first floor office comprises of a self-contained unit within a detached building. There is good natural light from the front elevation & roof lights with an enhanced security door. The property can be rented in either a furnished or unfurnished condition. There is plenty of unrestricted parking on the surrounding roads. Rent is inclusive of all utilities & service charge. This unit can be combined with the ground floor unit to create an overall space of 1,210 Sq Ft.

-  Strong Transport Links
-  Good Local Amenities
-  Directors Office
-  Security System
-  Parking Close by



Tenure: A new lease on terms to be agreed.

Terms: Long-term letting sought.

Rental: The quoting annual rent is £23,000 inclusive of utilities (VAT is **not** applicable).

Service Charge: Included in rental amount.

EPC: Energy Performance Rating is 'D'.

Virtual Tour: [Click here to see a video tour of the property.](#)

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information
Strictly by prior appointment

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