






Office With Parking | To Let




45b Vivian Avenue, Hendon, NW4 3XA

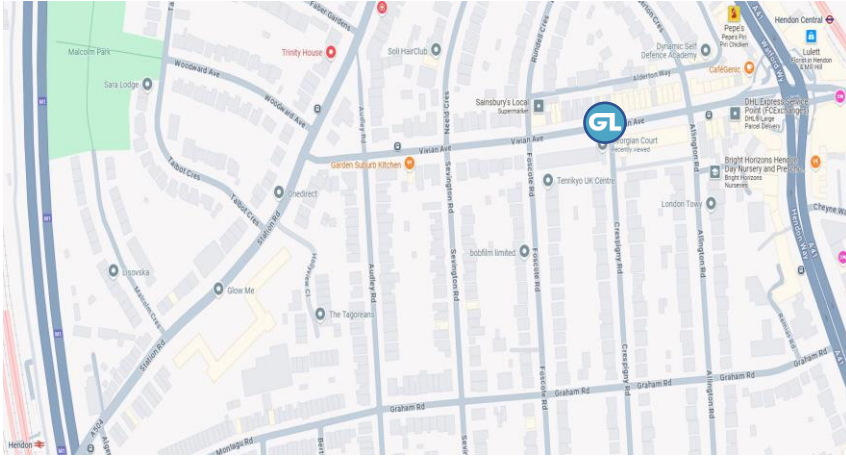
403 SQ FT (37 SQ M.)

Location: 45b Vivian Avenue, Hendon, NW4 3XA is a 2nd floor office moments away from Hendon Central Underground Station (Northern Line) offering direct access into Central London. Situated on Vivian Avenue just off the Hendon Way (A41), this office offers fast connections to Central London via A41/Hendon Way, A406 North Circular, and the M1 motorway. Hendon Central Underground Station (Northern Line) is approximately two minutes walk & Hendon Overground is 0.6 miles is approx. thirteen minutes walk proving access northbound towards Luton and Southbound into the City and beyond. There are numerous bus stops on Vivian Avenue within a minute's walk.

Description: This well-presented office suite offers a bright and functional workspace, ideal for a variety of professional uses. Comprising two separate rooms, the office benefits from excellent natural light, carpeted flooring, and efficient gas central heating throughout. It is fully furnished and ready for immediate occupancy and includes a private WC and access to a shared kitchenette. One dedicated parking space is included with additional space available on a first-come, first-served basis. The rent is inclusive of gas central heating and cleaning of communal areas and is available on a flexible lease term of 2 to 4 years.

-  **Convenient Location**
-  **Parking**
-  **Great Natural Light**

-  **WC On Each Floor**
-  **Self-Contained**
-  **Carpeted Floor**



TENURE: Leasehold

TERM: A new Lease to be agreed for 2-4 years.

RENTAL: £1,650 per month.

SERVICE CHARGE: The service charge is included in the rent and covers cleaning of communal areas and heating.

VAT: VAT is not applicable.

EPC: The NDEA EPC rating is 'TBC'.

VIRTUAL TOUR: **Contact us for a virtual tour of the property.**


RATES: The current rateable value is £11,000 (this is not the amount that you will pay) – interested parties are advised to contact the local Council Barnet or [click here](#).

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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