



Storage // Business Space | To Let

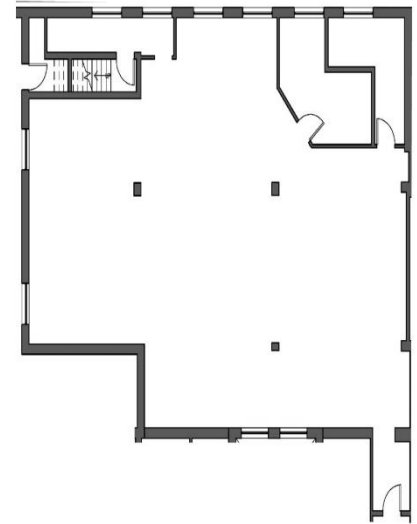
136-144 Golders Green Road London NW11 8HB

1,798 SQ FT (167 SQ M.)

Location: This property is located on Golders Green Road (A502) between the junctions of Ravenscroft Avenue & Hoop Lane above Tesco Express. The property affords access to multiple shopping facilities, banks and restaurants and is conveniently situated a few minutes' walk from Golders Green underground station (Northern line) and bus station. The M1, (J1), the A1, A41 and the A406 are all within easy reach.

Description: This first floor predominantly open plan storage unit benefits from good natural light and would suit a range of occupiers including storage / distribution and gym providers. There are adjoining office spaces available to rent. This shell and core space is ready for an occupier to make it their own.

- GL Convenient Location**
- GL Good Natural Light**
- GL Rear Access / Loading**
- GL Available Immediately**
- GL Self-Contained**
- GL Competitive Rent**



TENURE: Leasehold

TERMS: A new Full Repairing & Insuring lease until December 2027.

RENTAL: Upon application.

SERVICE CHARGE: TBC.

VAT: VAT is applicable.

EPC: NDEA EPC TBC.

RATES: To be confirmed (The property is not currently in the Rating List).

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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