



Self-Contained Office Building **TO LET**

6 Breasy Place, Burroughs Gardens, NW4 4AT

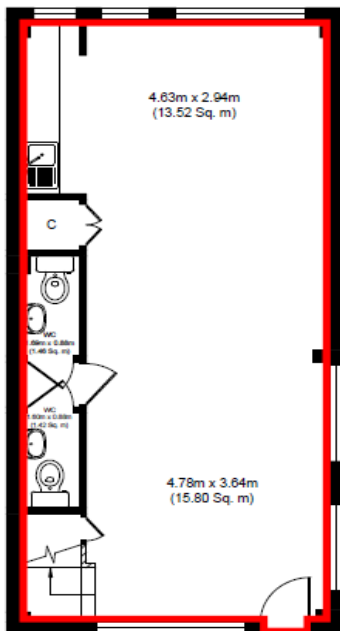
948 SQ FT (88.06 SQ M.)

Location: The property is located off The Burroughs within a gated development, close to Hendon Town Hall and Middlesex University. It is conveniently positioned near the junction with Watford Way (A41), providing excellent access to the West End and the City. The North Circular Road (A406) and M1 Motorway are also within close proximity, ensuring strong road connectivity. The area benefits from excellent public transport links, being less than half a mile from Hendon Central Underground Station (Northern Line). Local shopping facilities can be found nearby on Watford Way and Brent Street, with Brent Cross Shopping Centre approximately one mile away.

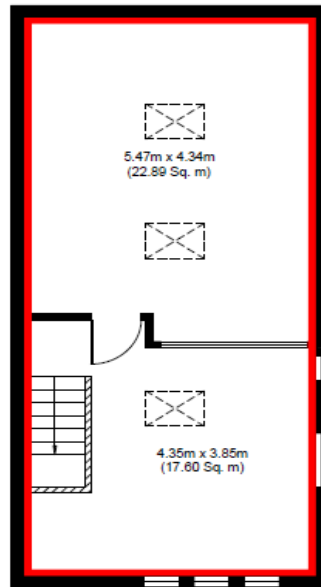
Description: This property comprises of a self-contained office building arranged over the ground and first floors, which has been refurbished throughout and features a new kitchen and two toilets. It offers a range of modern amenities, including a main gate with a linked entry phone system, uPVC double glazing, air conditioning, spotlights, power and data points, a kitchenette, and two WCs. The building benefits from excellent natural light from three sides and also includes the right to use one parking space.

-  Secure Gated Development
-  Air Conditioning

-  Refurbished To A High Specification
-  Parking



Ground Floor



First Floor



Tenure: Leasehold

Terms: A new Full Repairing & Insuring lease for a term to be agreed.

Rental: £34,000 Per Annum exclusive.

Service Charge: £TBC.

Rates: The current rateable value for the premises is £16,500, more information can be found by [clicking here](#).

Virtual Tour: [Click here for a virtual tour of the property.](#)

EPC: E.P.C energy rating – 'D' (76).

VAT: Not applicable.

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.

Viewing & further information

Strictly by prior appointment

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