

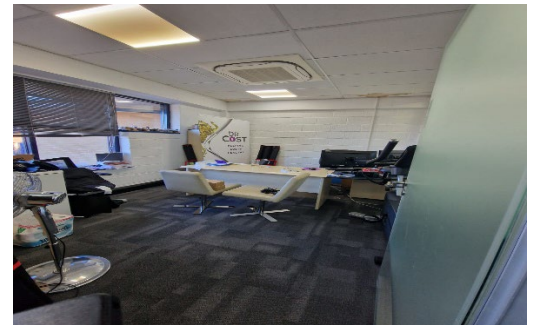
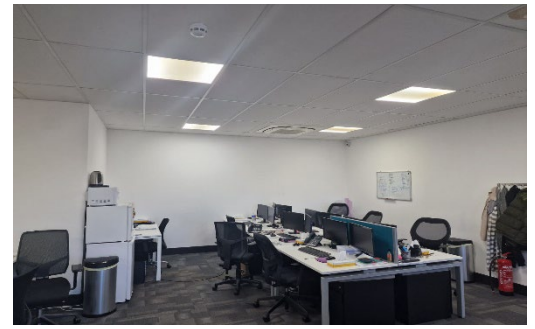
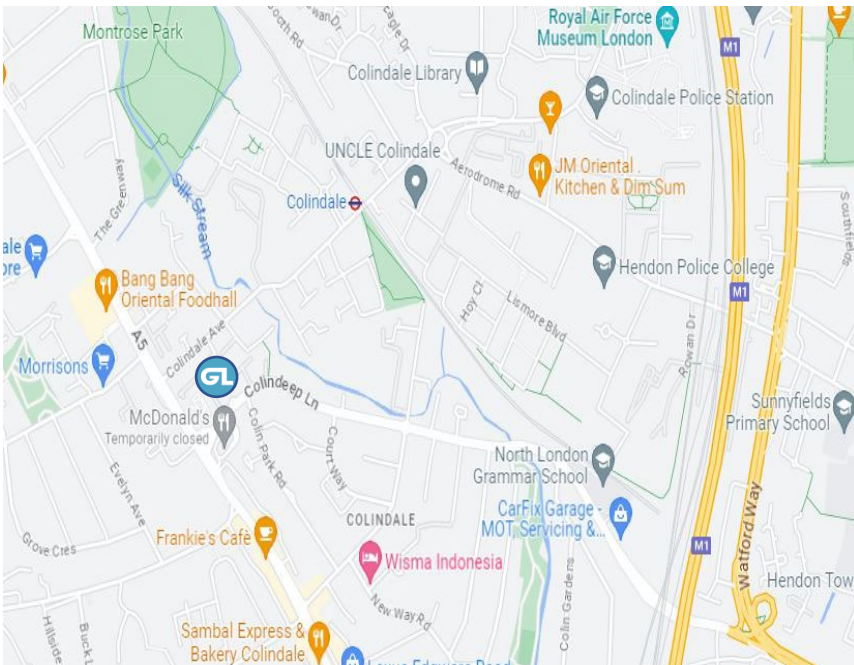
1st Floor Open Plan Office With Partitioned Directors Suite & Parking

1st Floor, Unit 4 Technology Park, Colindeep Lane, NW9 6BX
900 SQ FT (83.61 SQ M.)

Location: Technology Park is within a 5-minute walk of Colindale Underground Station (Northern Line) and is well serviced by road being positioned just off the A5 and within a mile of the M1. There are many local amenities in close proximity including McDonalds, B&M Home Stores, ASDA & Morrisons.

Description: This first floor modern office space comprises of a open plan self-contained unit with glass partitioned directors suite which can be accessed via a communal stairwell. There is designated parking, great natural light from the front elevation and is in good decorative order with carpeted flooring and a kitchenette. The floor benefits from air conditioning, kitchenette & WC's.

-  Strong Transport Links
-  Close To Various London Underground Station
-  LED Lighting
-  Parking
-  Air Conditioning



Tenure: Leasehold

Terms: Assignment of a new five-year lease starting in July 2023.

Rental: The annual rent is £20,000.


Service Charge: Circa £2,500 per annum.

Rates: To be confirmed.

EPC: Energy Performance Rating of 'C'.

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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