







Offices To Let With Parking

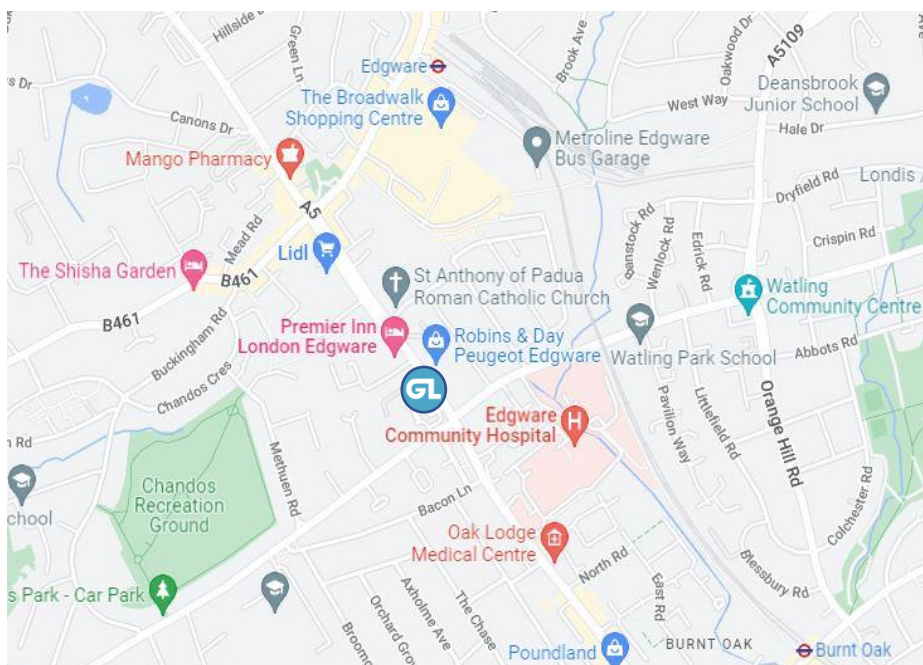
**Unit 2, 1st Floor, Cavendish House, 369 Burnt Oak
Broadway, Edgware, Middx, HA8 5AW**

400 SQ FT (37.16 SQ M.)

Location: The office building is situated on a prominent position on the corner of Camrose Avenue and Burnt Oak Broadway (A5). Both Edgware and Burnt Oak Underground Stations (Northern Line) are within easy reach.

Description: Tastefully decorated, 4-6 person unfurnished office with an internal office, meeting area & air conditioning within this office complex. The price includes service charge which covers, electricity, heating, water, security, cleaning of the communal areas etc. IT / Telecoms is the responsibility of each occupier. Access is 24/7. A deposit equivalent to 3 months is required and held until vacation of the office subject to no outstanding arrears or liabilities. Car parking is available at £60.00 + VAT per space per month.

-  Strong transport links
-  Car parking
-  Air Conditioning
-  24-hour access



TENURE: Leasehold

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

RENTAL: £1,200.00 + VAT per month.

SERVICE CHARGE: Included in rental amount.


RATES: Business Rates are not included, however the occupier should be entitled to 100% relief for the business rates under the Small Business Rates Relief Scheme.


EPC: To be confirmed.

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.


p

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

 @commercialleigh

 @commercialleigh

 @GoldsteinLeigh

 @GoldsteinLeighCommercial

Viewing & further information

Strictly by prior appointment

Danny Pincus

Tel. 020 8952 6434

danny@goldsteinleigh.com

Aharon Goldstein

Tel. 020 8952 6434

aharon@goldsteinleigh.com

MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.