





Newly Decorated Offices To Let With Parking

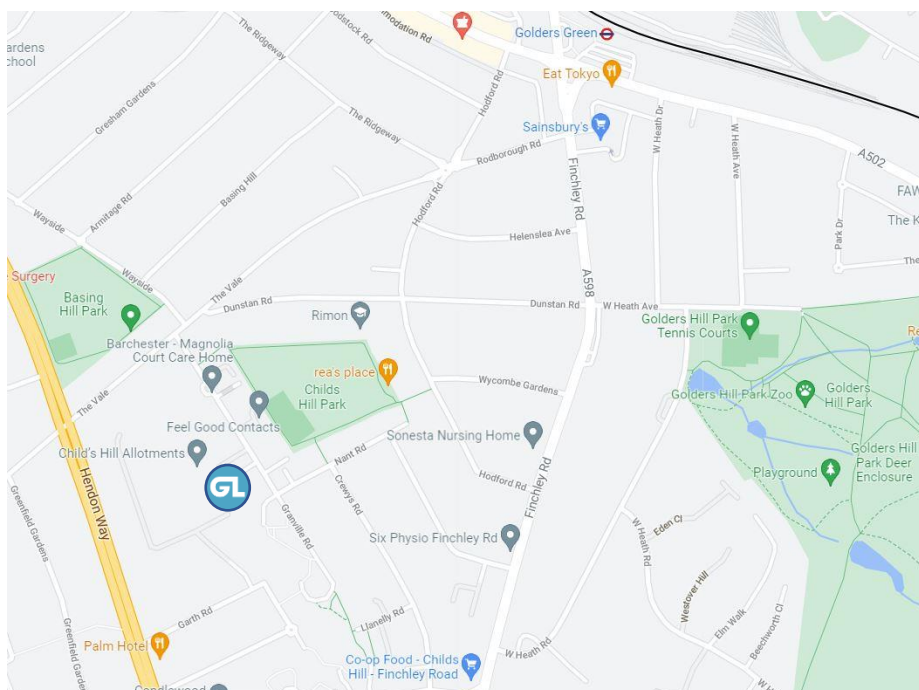
**Unit 6 Hawthorn Business Park,
165 Granville Road, NW2 2AZ**
796 - 1,616 SQ FT (73.95 – 150.13 SQ M.)

Location: This unit is located near the junction with the Hendon Way and is in walking distance of Golders Green Underground Station (Northern Line) and Cricklewood Overground Station. The **M1 Motorway** northbound, A41 and the North Circular, Heathrow, London City and Gatwick Airports are all easily accessible.

Description: Newly decorated bright office development with parking available as a whole or as three separate offices (**796 Sq Ft, 820 Sq Ft or 1,616 Sq Ft**). Each floor has demised kitchen & WC within this desirable gated business park. Available immediately on a new Lease with a competitive rent – more information upon application.

-  Strong transport links
-  Car parking

-  Designated Kitchenette & WC's
-  24-hour access



Tenure: Leasehold

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

Rental: £23.00 P.S.F per annum, exclusive of V.A.T.

Service Charge: £1.75 P.S.F plus V.A.T.

Rates: Currently being reassessed by the Local Authority.

EPC: Energy Performance Rating 'B'.

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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