





Offices To Let With Parking


**Unit 9, 1st Floor, Cavendish House, 369 Burnt Oak
Broadway, Edgware, Middx, HA8 5AW**

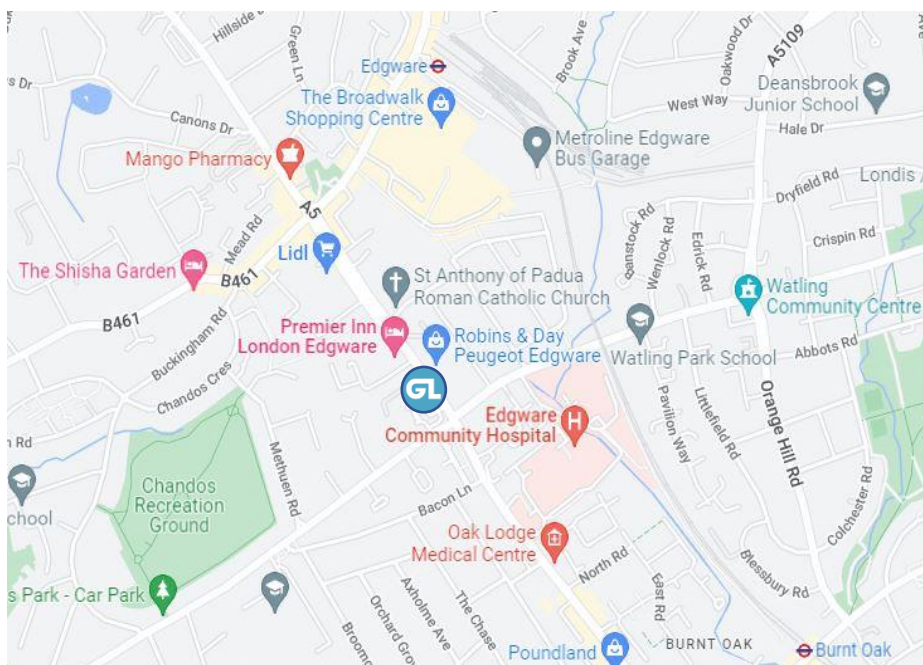
300 SQ FT (27.87 SQ M.)

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: Open plan four-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

-  Office Campus
-  24-hour access



TENURE: Leasehold

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

RENTAL: £960.00 + 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.

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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