



## SELF-CONTAINED OFFICE TO LET

**Office 1, 65a Watford Way, London, NW4 3AQ**

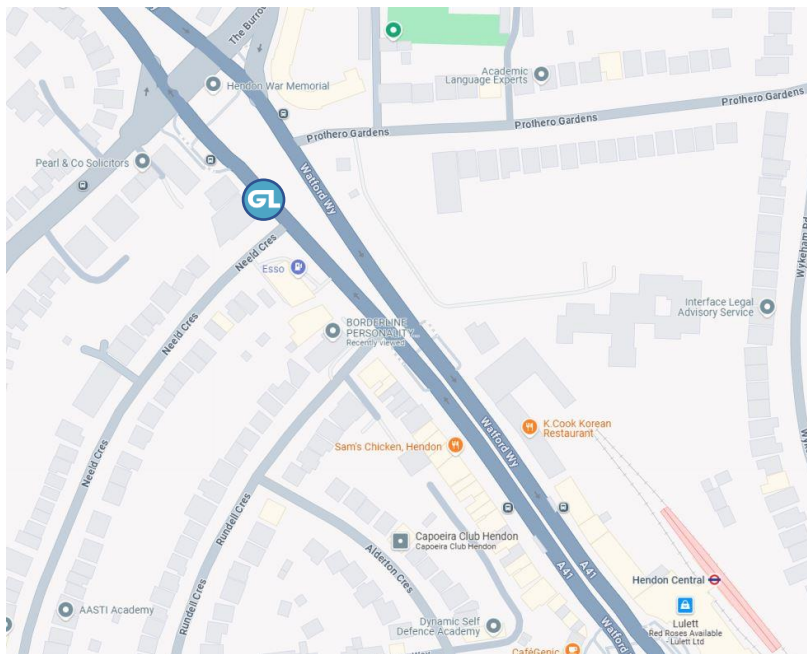
265 SQ FT (25 SQ M.)

**Location:** This office is conveniently located in the heart of Hendon, Northwest. Just a short walk from Hendon Central Underground Station (Northern Line), this location offers excellent transport links to central London and beyond. Surrounded by a variety of shops, cafés, and local amenities, the office is within easy access to the M1 and North Circular, it's a practical hub for commuters and clients alike. The Watford Ways serviced by a number of bus routes; this address combines accessibility with a prestigious London postcode.

**Description:** This ref recently redecorated, open-plan office offers a bright and welcoming workspace ideal for small teams or solo professionals. Large windows provide excellent natural light, creating an uplifting and productive environment. The office features shared kitchen and WC facilities and is accessible 24 hours a day, making it perfect for flexible working hours. With all-inclusive rent covering utilities and services, it offers a hassle-free solution in a well-maintained building.

**GL GREAT TRANSPORT LINKS**  
**GL NEW LEASE**

**GL ALL INCLUSIVE RENT**  
**GL REFURBISHED**



**Tenure:** Leasehold

**Terms:** A new lease for a term to be agreed.

**Rental:** £875 Per Month (No VAT).

**Service Charge:** Included in rent.


**Rates:** This property should be eligible for full business rates relief subject to satisfying the conditions. For more information please contact the Local Authority (Barnet Council).

**EPC:** Energy Performance Rating TBC.

**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.

 @commercialleigh

 @commercialleigh

 @GoldsteinLeigh

 @GoldsteinLeighCommercial

**Viewing & further information**

Strictly by prior appointment

**Danny Pincus**

Tel. 020 8952 6434

[danny@goldsteinleigh.com](mailto:danny@goldsteinleigh.com)

**Aharon Goldstein**

Tel. 020 8952 6434

[aharon@goldsteinleigh.com](mailto: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.