



Self-Contained Office Building To Let

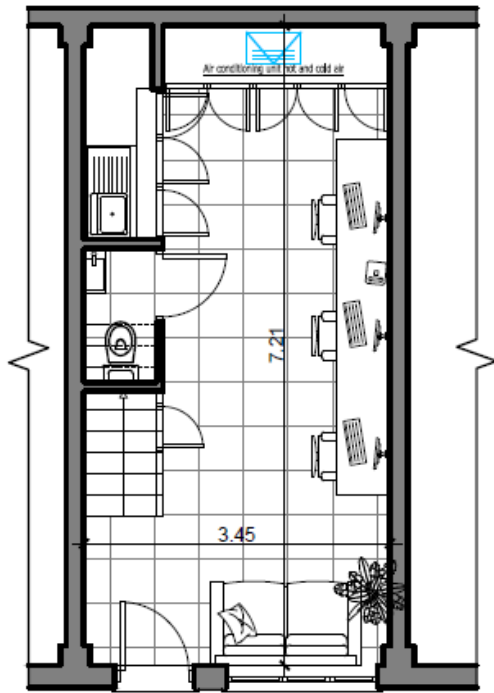
Unit 2, Breasy Place, Burroughs Gardens, NW4 4AT

470 SQ FT (43.72 SQ M.)

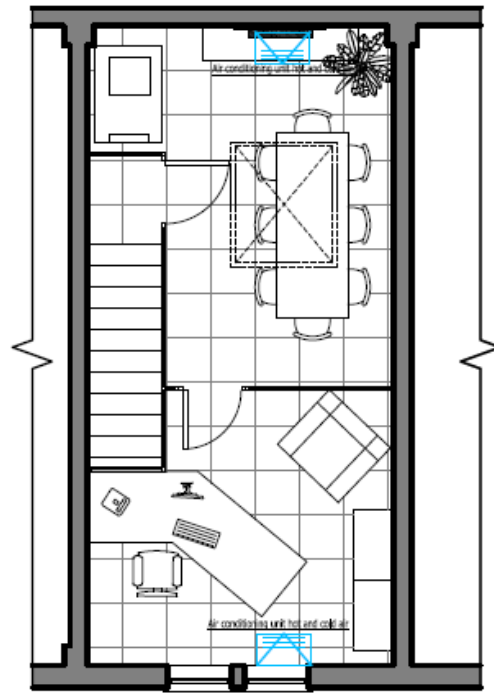
Location: Breasy place is situated just off The Burroughs close to the junction with Watford Way (A41) which provides speedy access to the West End and the City. The North Circular Road (A406) and M1 Motorway are within close proximity. Hendon Central Underground Station (Northern Line) and the shops are within easy walking distance.

Description: Breasy Place is a gated courtyard office development arranged over ground and 1st floor. The property has been finished to a very high standard including stone tiled flooring, the office benefits from plenty of natural light, it is open plan on the ground floor with a kitchenette & WC and the 1st floor has a private office and meeting area with acoustic flooring between the two levels.

-  Secure Gated Development
-  CCTV
-  Air Conditioning
-  Finished To A High Specification
-  Parking
-  Alarm System



GROUND FLOOR EXCLUDING STAIRS = 22.03 m²
GROUND FLOOR = 24.81 m²



FIRST FLOOR EXCLUDING STAIRS = 21.69 m²
FIRST FLOOR = 24.81 m²

Tenure: Leasehold

Terms: A new Full Repairing & Insuring lease for a term of 2-5 years.

Rental: £17,500 Per Annum exclusive.

Service Charge: £1,100 Per Annum approximately.

Rates: The current rateable value for the premises are £7,900 Per Annum and therefore should benefit from 100% Small Business Rate Relief.

EPC: E.P.C energy rating - '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.

Viewing & further information

Strictly by prior appointment

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