

GROUND FLOOR OFFICE SUITE/STUDIO TO LET



CHURCH ROAD, HENDON NW4 681 SQ FT (63.27 SQ M)

- Location:** Situated as part of a courtyard office development at the rear of premises in Church Road, Hendon NW4. The nearest Station is Hendon Central (Northern Line).
- Description:** Comprising a modern constructed ground floor self contained office with kitchenette/WC. Complete with roof lights, suspended ceiling, CAT IV cabling and electric heating.
- Areas:** 8.05 m x 7.86 m
- Lease:** Available on a new Lease for a term to be agreed at £12,500 pa.
- Business Rates:** London Borough of Barnet – Rateable Value £11,250. Rates payable approximately £4,657 pa for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007