

## **SELF CONTAINED MODERN FIRST FLOOR OFFICES/STUDIO TO LET**



### **CHURCH ROAD, HENDON NW4 752.47 SQ FT (69.91 SQ M)**

#### **Features:**

- \*Double Glazed**
- \* Electric Heating**
- \* Wooden Flooring**
- \* Cat IV Cabling**

**Location:** Situated to the rear of premises in Church Road, Hendon and adjacent to No. 81. The nearest station is Hendon Central (Northern Line).

**Description:** Comprising modern constructed open plan office/studio area with vaulted ceiling. The premises are extremely bright and airy with roof lights and windows to three walls. The premises also have a kitchen area and WC.

**Areas:** Ground floor entrance leading to:-  
First floor office 11.48 m x 6.09 m  
WC and kitchenette

**Lease:** Available on a new Lease for a term to be agreed at £14,000 pa.

**Business Rates:** London Borough of Barnet – Rateable Value £8,700. Rates payable approximately £3,601 pa for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://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**