

OFFICE BUILDING TO LET



ACCOMMODATION ROAD, GOLDERS GREEN NW11 766 SQ FT (71.18 SQ M)

- * Newly Refurbished
- * Carpeted Throughout
- * Centrally Heated (Gas)
- * Convenient Location
- * Part Air Conditioned
- * Upstairs and Downstairs WC

Location:

Situated midway along Accommodation Road. Accommodation Road runs parallel with the south side of Golders Green Road and is within close walking distance to Golders Green Underground and Bus Station and shops.

Description:

Comprising a nicely refurbished two storey office building with open plan office at ground floor level, kitchenette area plus WC. The first floor comprises office area and partitioned meeting area, plus WC. Heating is by way of gas central heating and there is additional air conditioning in the first floor office.



<u>Areas:</u>	<u>Ground Floor</u>	
	Office area	6.15 m x 5.81 m
	Kitchenette area	2.40 m x 1.5 m
	<u>First Floor</u>	6.7 m x 4.75 m
	<u>Total Area</u>	71.18 sq m (766 sq ft)

Lease: Available on a new Lease for a term to be agreed at £15,000 pa.

Insurance: Landlord to insure and Tenant to reimburse.

EPC: Our client is obtaining an Energy Performance Certificate.

Business Rates: London Borough of Barnet. Rateable Value for 2010-2011 - £10,500. 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 Sole Agents Claridges Commercial – 0845 205 0007