

## **REFURBISHED OFFICE SUITE WITHIN A GEORGIAN STYLE BUILDING TO LET**



### **WILLIFIELD WAY HAMPSTEAD GARDEN SUBURB NW11 APPROX 890 SQ FT (82.68 SQ M)**

**Location:**

Situated on the east side of Willifield Way within a few yards of the junction with Finchley Road just south of Henleys Corner. There are good road communications nearby via Finchley Road (A41) into central London and the North Circular Road (A406) which links to the M1 Motorway. Temple Fortune Shopping Centre is also nearby.

**Description:**

Comprising an office suite within a Georgian style building, which has been fully refurbished to a very high standard. The premises are situated in a secure gated environment at the end of a secluded driveway and there is a marble floored entrance lobby.

Features include:-

- \* Electrically controlled gates
- \* 1 car parking space
- \* Alarm
- \* Air conditioning
- \* Balcony
- \* Kitchenette
- \* Cat II lighting
- \* Perimeter trunking

**Areas:** Approximately 890 sq ft (82.68 sq m)

**Lease:** Available on a new Lease for a term to be agreed at £24,000 pa exclusive.

**Service Charge:** TBA

**Business Rates:** Approximately £7.10 per sq ft is payable per annum. 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.

**Legal Costs:** Each party to be responsible for their own legal costs.

**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**