

A2 SHOP/OFFICES TO LET



HENDON CENTRAL, NW4 811 SQ FT (75.34 SQ M)

Location:

Situated on Watford Way, Hendon Central on the northbound side of the road diagonally opposite Hendon Central Underground Station (Northern Line).

Description:

Comprising a fully refurbished A2 unit which is being offered together with all furnishings such as desks, filing cabinets, chairs, computers, photocopier etc. The premises lend itself for use as an Estate Agency, Employment Agency or similar.

Additionally there are two rooms which can be used as separate offices, plus a kitchen area and WC.

The premises must be seen to fully appreciate its condition. This is a "ready to go" office.

Areas:

Main Office

Frontage 5.53 m - Depth 9.20 m

Rear Offices/WC

3.88 m x 2.86 m



Lease: Available on a new Lease for a term to be agreed at £16,500 pa.

Terms: £10,000 is sought for the fixtures, fittings and equipment (*No warranties provided).

Business Rates: London Borough of Barnet. Rateable Value £9,800. 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