

1ST FLOOR REFURBISHED OFFICE SUITE TO LET



THE BROADWAY, MILL HILL, LONDON NW7 680 SQ FT (63.25 SQ M)

Location: Situated midway along The Broadway, Mill Hill and accessed via a shared private road between shops. Mill Hill is an affluent North West London suburb with good rail links to Central London.

Description: Comprising a first floor office within a small self contained office building with parking situated at the rear of Mill Hill Broadway (opposite Natwest Bank). The premises are newly decorated and carpeted, plus have double glazing and central heating and are ready to move in.

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|----------------------|--------------------|-----------------|-------------------------|
| <u>Areas:</u> | Main office | 4.36 m x 5.61 m | (24.45 m ²) |
| | Office 2 | 8.10 m x 3.69 m | (29.88 m ²) |
| | WC | | |
| | Staff room/kitchen | 4.29 m x 2.08 m | (8.92 m ²) |
| | Total | 680 sq ft | (63.25 m ²) |

Terms: Available on a new Sub Lease at £12,000 pa.

Service Charge: To include buildings insurance, shared gas and electricity.

Parking: Available on site at an additional cost.

Business Rates: London Borough of Barnet – to be confirmed. 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: **Strictly by appointment only**
Via Sole Agents Claridges Commercial – 0845 205 0007