

## 1<sup>ST</sup> FLOOR OFFICE TO LET



### THE BROADWAY, MILL HILL, LONDON NW7 831.54 SQ FT (77.26 SQ M)

- Location:** Situated just to the rear of Mill Hill Broadway and accessed via a driveway adjacent to number 54. The nearest side road is Flower Lane.
- Description:** Comprising an open plan first floor office with one partitioned office, separate male and female WC's and kitchenette area. There are double glazed windows to two elevations and single glazed facing the front. Features include central heating and a flexible layout.
- Areas:** 8.75 m x 8.83 m  
Total 77.26 sq m 831.54 sq ft
- Terms:** Available on a new FRI Lease for a term to be agreed at £17,500 pa including Business Rates.
- 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**