



PROPERTY CONSULTANTS

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B1 OFFICE – PRODUCTION - STORAGE TO LET



HASSOP ROAD, CRICKLEWOOD, NW2 APPROX 890 SQ FT (82.6 SQ M)

Location:

Located off Ashford Road only yards from Edgware Road (A5) Cricklewood Broadway. Cricklewood Station (First Capital Connect) is nearby for services to Luton, Bedford, Brighton, Gatwick and St Pancras International. Willesden Green Underground Station is within walking distance.

Description:

Fully refurbished first floor unit within a two storey building offering excellent and secure accommodation.

First Floor

Basically clear space with attractive vaulted ceiling with exposed roof trusses skylights and wood strip flooring. We have been informed that the Landlord will install WC's and create a self-contained entrance.

Areas:

First Floor

Approx 890 sq ft (82.6 sq m)

Services & Facilities:

Gas central heating and air conditioning to first floor
External CCTV cameras
Red Care Security
UVPC double glazed windows

Business Rates:

Rates payable for 2009/2010 - TBC. Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Possession:

Full vacant possession upon completion.

VAT:

VAT will be payable if applicable

Terms:

The unit is available to let on a FRI basis for a term to be agreed at a rental of £12,000 pa exclusive.

Viewing:

**By appointment only via Agents
Claridges Commercial 0845 205 0007.**