

## EXCELLENT GROUND FLOOR OFFICE WITH PARKING TO LET



### ACCOMMODATION ROAD GOLDERS GREEN NW11 593.20 SQ FT (55.11 SQ M)

**Location:** Situated in Accommodation Road at the Hodford Road end and within easy walking distance of Golders Green Station (Northern Line) and the shopping facilities of Golders Green Road and the surrounding area.

**Description:** Comprising a modern ground floor office arranged in an "L" shaped configuration, carpeted, double glazed and centrally heated. The premises are also alarmed and have shared WC and kitchen facilities. There are 2 parking spaces included.

**Areas:**

Main area	7.125 m x 6.77 m
"L" shaped area	3.64 m x 4.16 m
Total area	55.11 sq m (593.20 sq ft)

**Terms:** Available on a new Lease for a term to be agreed at £15,000 pa, to include central heating.

**Business Rates:** London Borough of Barnet. Rateable Value £12,514. Rates Payable approx £4,230 for 2010/2011. 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.

**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**