

## 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. Mill Hill is served by an excellent train service to Central London and the City from Mill Hill Network Rail Station. There are also numerous bus services and easy access to the A41, A1 and M25 Motorways.

**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 double glazed facing the front. Features include a flexible layout, central heating with new condenser boiler, full air conditioning and dado trunking is fitted with multiple power points (IT cabling can be run through this).

**Areas:** 8.75 m x 8.83 m  
Total 77.26 sq m 831.54 sq ft  
Plus additional roof and eaves storage space with restricted headroom.

**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**