

COMMERCIAL ESTATE AGENTS & VALUERS

*** BACK ON THE MARKET DUE TO ABORTIVE NEGOTIATIONS ***

REFURBISHED OFFICE SUITE

610 SQ FT APPROX

TO LET

10 NORTH END ROAD, GOLDERS GREEN, LONDON NW11 7PH

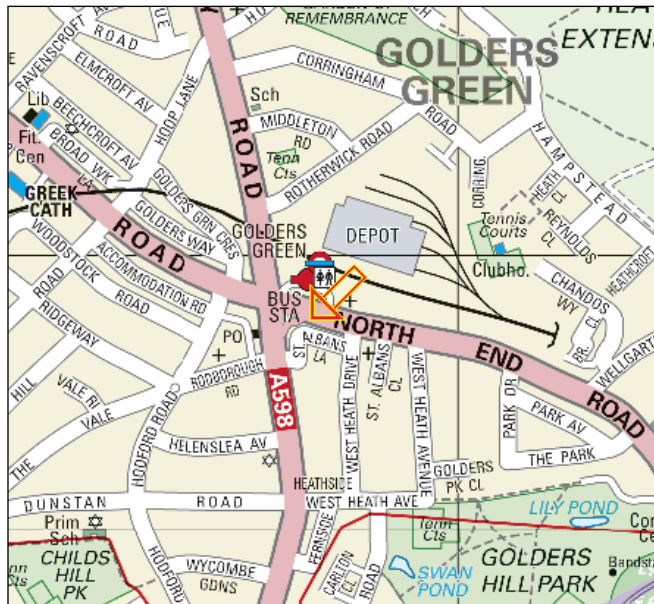


1 BEDFORD ROAD

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LOCATION The offices are conveniently located opposite Golders Green Underground Station (Northern Line) and bus terminus which is close to the junction with Finchley Road and Golders Green Road. Excellent road communications are therefore afforded to the centre of London and the surrounding suburbs.

ACCOMMODATION Comprises a self-contained office suite on the entire first floor which has undergone refurbishment. The offices are divided into three rooms and afford the following approximate

FLOOR AREA 610 SQ FT

- AMENITIES**
- * Secondary glazing
 - * Independent gas-fired central heating
 - * Carpeted
 - * 1GB lease line previously installed
 - * LED strip lighting
 - * Kitchen
 - * WC

LEASE New full repairing and insuring lease to be granted for a term by arrangement subject to five yearly rent reviews.

RENT £12,250 per annum exclusive.

RATES Obtained from the www.voa.gov.uk website the rateable value is £15,750 and the rates payable for 2023/24 are £7,859 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC D.

LEGAL COSTS Each party to be responsible for their own costs incurred.

VIEWING Strictly by appointment through sole agents as above.

NB: The third floor is also available which comprises 350 sq ft of offices / storage. Further details upon request.





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