

COMMERCIAL ESTATE AGENTS & VALUERS

SELF CONTAINED OFFICE BUILDING WITHIN GATED COURTYARD

3,600 - 7,600 SQ FT APPROX

TO BE LET

MAY SALE FREEHOLD

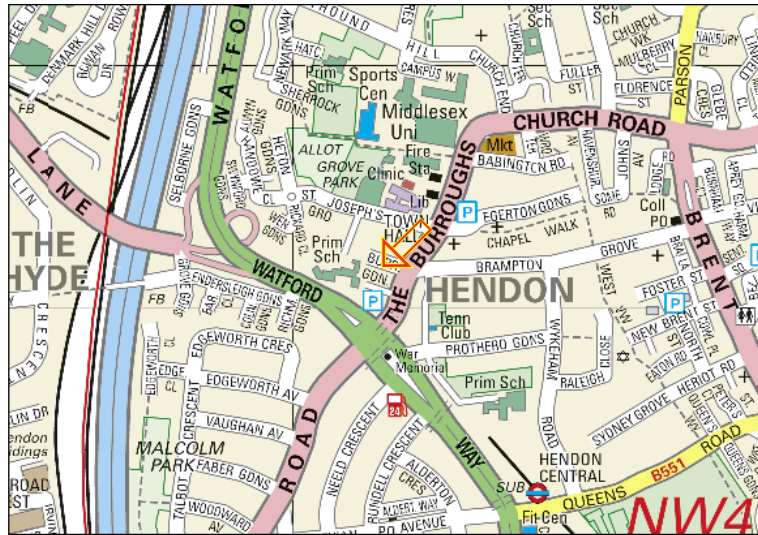
STIRLING HOUSE BREASY PLACE, 9, BURROUGH GARDENS,

HENDON, LONDON NW4 4AU



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LOCATION

Breasy Place is situated just off The Burroughs close to the junction with Watford Way (A41) which provides speedy access to the West End and City. The North Circular Road (A406) and the M1 Motorway are within close proximity. Hendon Central underground station (Northern Line) and Hendon Main line Station and shops are within easy walking distance.

ACCOMMODATION

Breasy Place is a gated courtyard office development. Comprises a self contained building arranged on ground and first floors, currently divided into a number of private offices affording an approximate net internal

FLOOR AREA 7,600 SQ FT

There are 5 demised car parking spaces and consideration will be given to letting on a floor by floor basis.

Planning permission has been granted for an additional 2 floors totalling 5,900 sq ft approx.

LEASE

A new full repairing and insuring lease(s) to be granted for a term by arrangement subject to upward rent reviews at 5 yearly intervals if applicable.

RENT

Equating to £25.00 per sq ft per annum exclusive.

ESTATE CHARGE

£8,820 per annum approx.

RATES

To be assessed, estimated at £9.00 per sq ft.

EPC

C.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

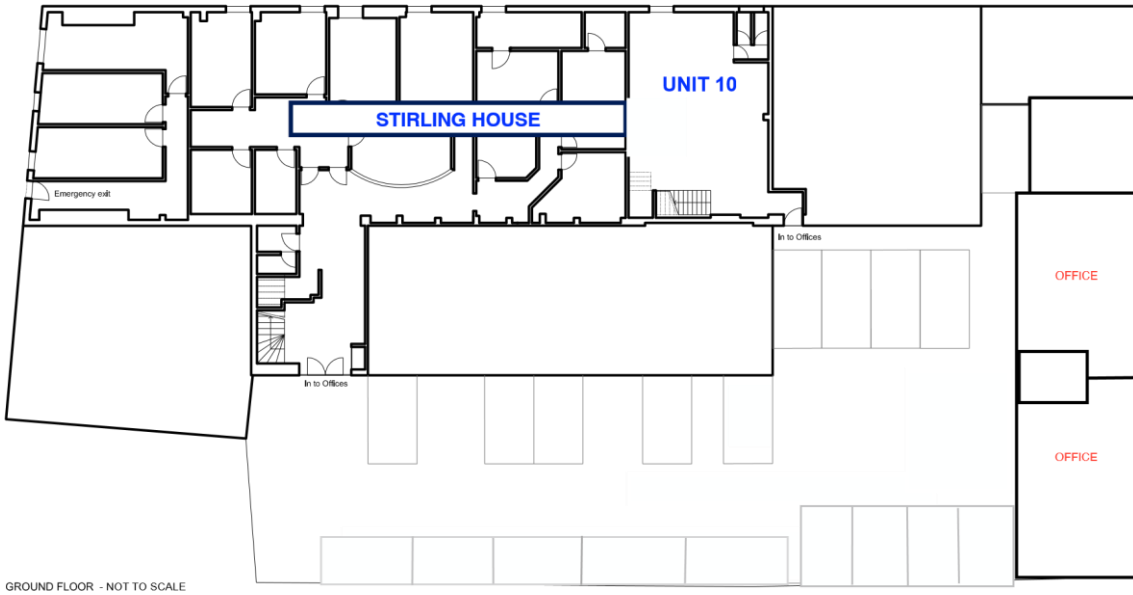
VIEWING

Strictly by appointment through sole agents as above.

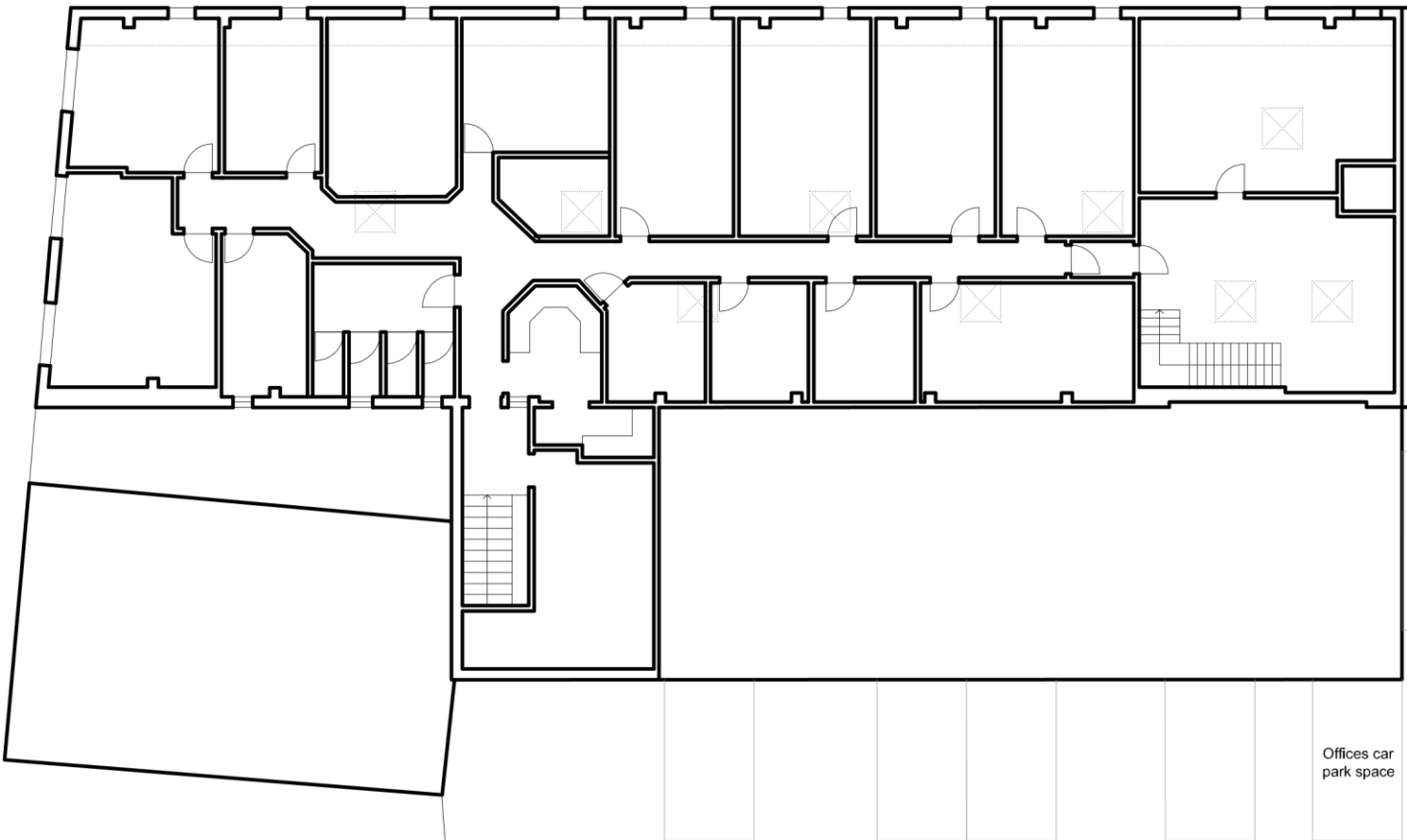








Ground Floor



Offices car
park space

First Floor

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- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
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