

COMMERCIAL ESTATE AGENTS & VALUERS

**MODERN AIR CONDITIONED OFFICE BUILDING
WITHIN GATED COURTYARD
1,330 SQ FT APPROX
TO BE LET
10 BREASY PLACE, BURROUGHS GARDENS,
HENDON, LONDON NW4 4AU**



All Transactions are Subject to Contract

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100

NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



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 Mainline Station and shops are within easy walking distance.

ACCOMMODATION

Breasy Place is a gated courtyard office development. The building is arranged on ground and first floors with an open plan layout on the ground with the first floor divided into an office and boardroom providing an approximate gross

FLOOR AREA 1,330 SQ FT

AMENITIES

- * Video entryphone
- * Security gates
- * Air-conditioning
- * Porcelain flooring
- * Kitchen
- * 3 toilets
- * Alarm
- * Parking for 1 vehicle

LEASE

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

RENT

£38,750 per annum inclusive of business rates, water and estate charge.

EPC

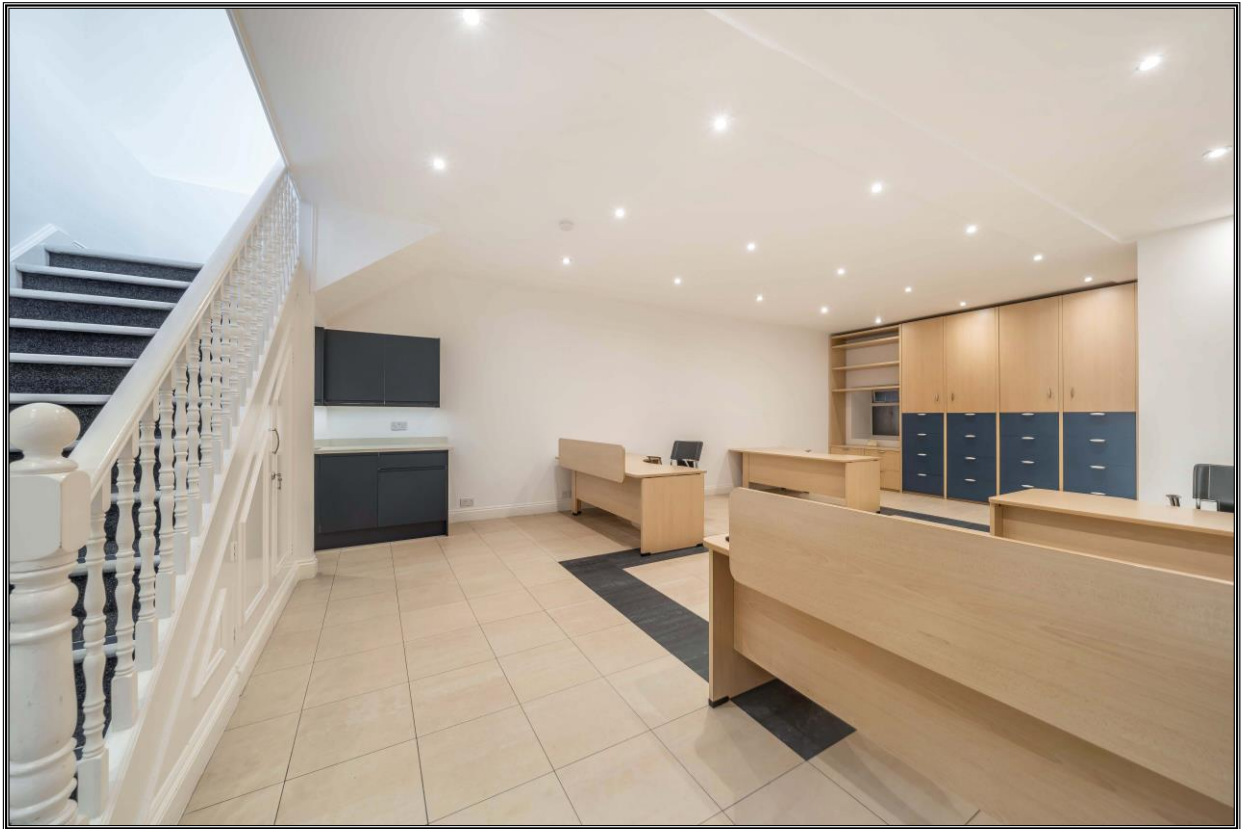
B

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents as above.









Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (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;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”