

COMMERCIAL ESTATE AGENTS & VALUERS

GROUND FLOOR OFFICE SUITE
1,520 SQ FT APPROX
TO BE LET
FOFRAME HOUSE,
35-37 BRENT STREET, HENDON, LONDON, NW4 2EF



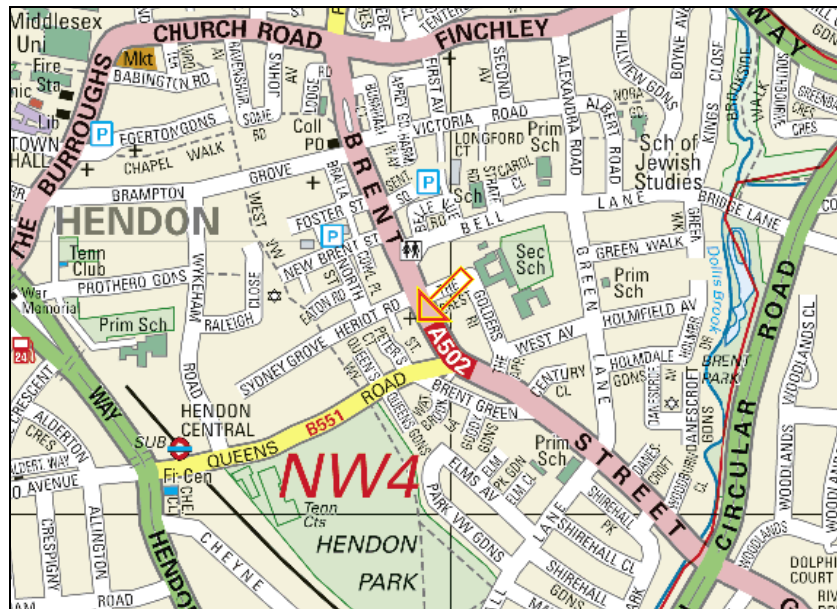
LOCATION

The property is well located close to the junction with Queens Road and within a few hundred yards of the North Circular Road (A406) and the Hendon/Watford Way (A41), which provides speedy access into the City and West End, as well as the M1 Motorway. Hendon Central Underground Station (Northern Line) is within walking distance and the shops in Brent Street and Sentinel Square provide many amenities for staff.

All Transactions are Subject to Contract

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ACCOMMODATION Comprises a self-contained ground floor office suite which has just undergone refurbishment, currently partitioned to provide a large general office, 3 private offices, reception and storeroom, affording an approximate:

NET FLOOR AREA **1,520 SQ FT**

AMENITIES

- * Entryphone
- * Suspended ceiling with recessed lighting
- * Good natural light
- * Double glazing
- * Window blinds
- * Central heating
- * Carpeting
- * Shared use of kitchen
- * Alarm
- * Parking for 3 vehicles

LEASE

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

RENT

£45,600 per annum exclusive plus VAT.

SERVICE CHARGE

£12,160 per annum plus VAT to include cleaning and lighting of the common parts, gas fired central heating and building insurance.

RATES

Obtained from www.voa.gov.uk website the combined rateable value is £28,000 and the rates payable for 2023/24 are £13,972 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC

TBC

LEGAL COSTS

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

VIEWING

Strictly by appointment through agents as above.



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- (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;
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