



Office Unit To Let

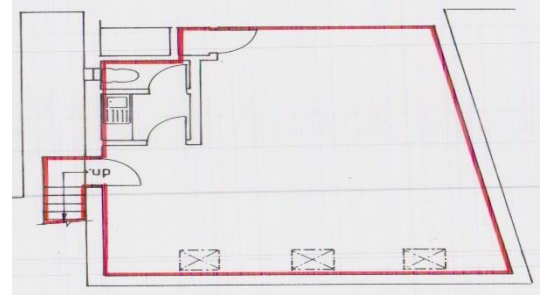
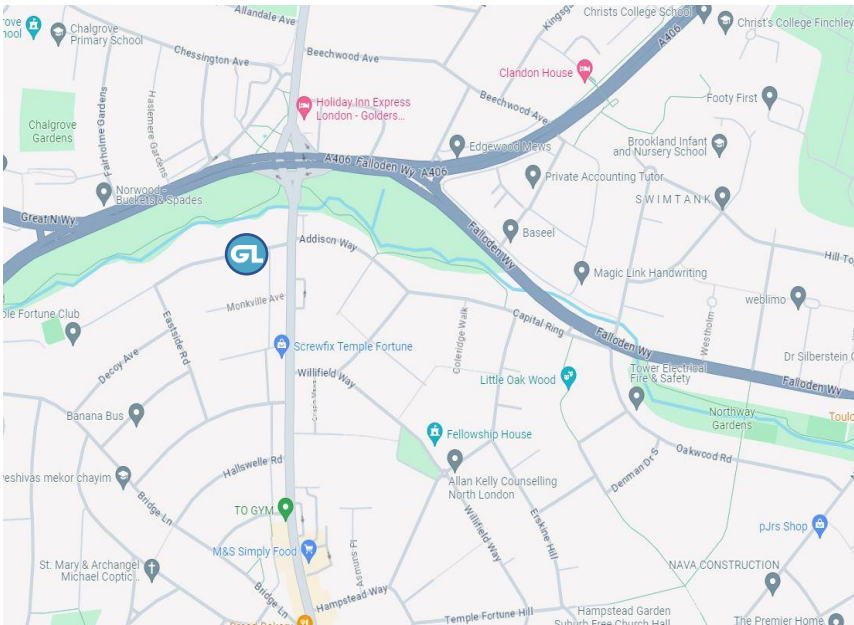
**First Floor, Fortair House, Monks Way,
London, NW11 0AF**

600-1,210 SQ FT (57 – 112 SQ M.)

Location: The property is situated on Monks Way in Tempe located between the residential streets of Hurstwood Road and Monkville Avenue. Finchley Road, with its many shops, restaurants and cafes, is a one-minute walk from the property and Brent Cross Shopping Centre is two miles away. This office is situated close to the junction with Finchley Road and the North Circular Road (A406) at Henleys Corner with fast connections to the M1 motorway. This office equidistant between Finchley Central & Golders Green Underground Station (Northern Line) and bus routes 460, 13 and 102 and 107 stop approximately 400 ft from the property.

Description: This first floor office comprises of a self-contained unit within a detached building. There is good natural light from the front elevation & roof lights with a enhance security door. The property can be rented in either a furnished or unfurnished condition. There is plenty of unrestricted parking on the surrounding roads. Rent is inclusive of all utilities & service charge. This unit can be combined with the ground floor unit to create an overall space of 1,210 Sq Ft.

-  Strong Transport Links
-  Good Local Amenities
-  Directors Office
-  Security System
-  Parking Close by



Tenure: A new lease on terms to be agreed.

Terms: Long-term letting sought.

Rental: The quoting annual rent is £23,000 inclusive of utilities (VAT is **not** applicable).

Service Charge: Included in rental amount.

EPC: Energy Performance Rating is 'D'.

Virtual Tour: [Click here to see a video tour of the property.](#)

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

 @commercialleigh

 @commercialleighcommercial

 @GoldsteinLeigh

 @GoldsteinLeighCommercial

Viewing & further information
Strictly by prior appointment

Danny Pincus
Tel. 020 8952 6434
danny@goldsteinleigh.com

Aharon Goldstein
Tel. 020 8952 6434
aharon@goldsteinleigh.com

MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.