



## SERVICED OFFICE TO LET

**1<sup>st</sup> Floor, 7 Granard Business Centre, Bunns Lane, Mill Hill, NW7 2DQ**

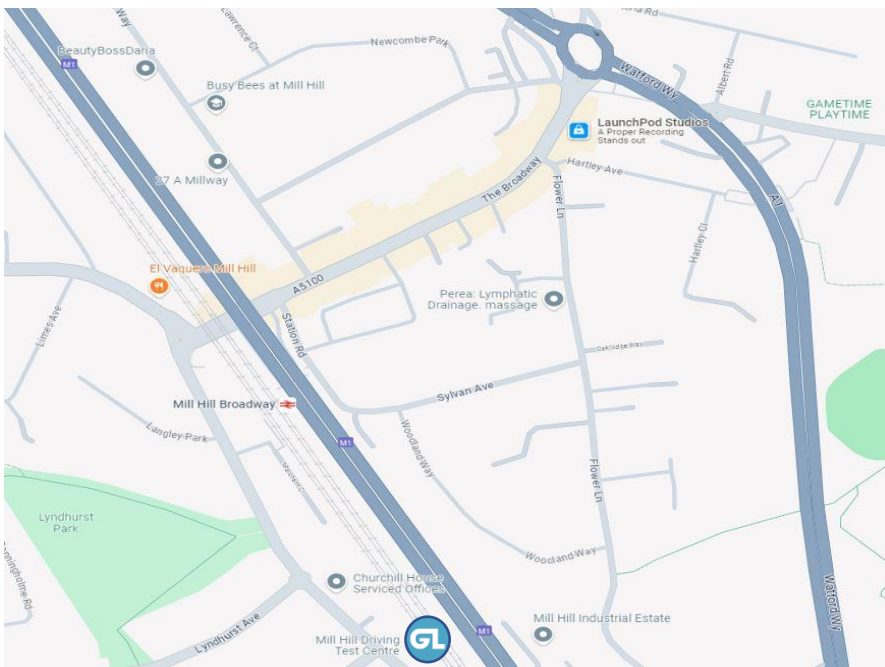
**205 SQ FT (19 SQ M.)**

**Location:** The office building is situated just off Mill Hill Broadway being close to Mill Hill main line station (Thameslink). Excellent road communications are afforded with the Watford Way (A41) and junction 2 of the M1 motorway all within easy reach. There are a number of bus routes servicing Bunns Lane.

**Description:** A comfortable office ready to be furnished with plenty of natural light and air conditioning. An all-inclusive rental price which covers, electricity, heating, water, security, cleaning of the communal areas as well as IT / Telecoms. Car parking is available by separate arrangement.

- GL All inclusive rent**
- GL Onsite car parking**

- GL Air conditioning**
- GL 24-hour access**



**TERMS:** Flexible term license available.

**RENTAL:** £1,250.00 per month.

**SERVICE CHARGE:** Included in rental amount.

**RATES:** Business Rates are not included, however the suite is entitled to 100% small business rates relief.

**EPC:** To be confirmed.

**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.

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**Viewing & further information**

Strictly by prior appointment

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