



## FIRST FLOOR OFFICE IN STAPLES CORNER WITH A COMPETITIVE RENT

### UNIT 9

Wing Yip Business Centre, NW2 6LN

Office

## TO LET

**732 sq ft**

(68.01 sq m)

- Competitive rent
- Modern office space
- Located in the heart of Staples Corner
- Excellent access to The North Circular Road
- Carpeted
- Ready to occupy

# Unit 9, Wing Yip Business Centre, London, NW2 6LN

## Summary

<b>Available Size</b>	732 sq ft
<b>Rent</b>	£12,444.00 per annum + VAT
<b>Rates Payable</b>	£4,790.40 per annum
<b>Rateable Value</b>	£9,600
<b>Service Charge</b>	£4,883.72 per annum + VAT
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	732	68.01	Available
<b>Total</b>	<b>732</b>	<b>68.01</b>	

## Description

Modern first floor office in a prominent business center in Staples Corner.

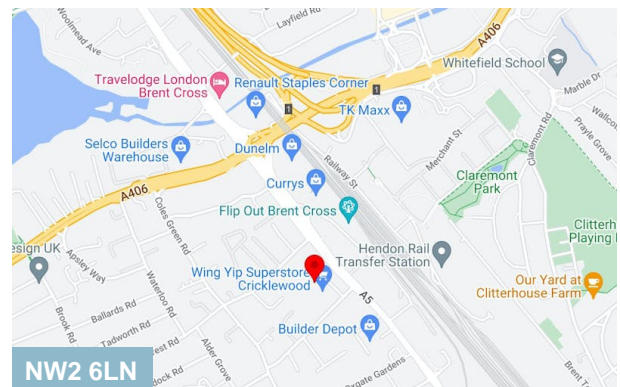
Benefits include open plan accommodation, carpets, suspended ceilings, good natural light, shared male & female WC's and a kitchenette.

Externally the property benefits from 1 parking space.

Access to the building is controlled, due to the cash and carry business being on site. All occupiers, their visitors and their employees benefit from 24 hour on site security however access to Wing Yip Business Centre is restricted between 11.30pm and 06.30am each day. Public holidays and out of hours access can be arranged subject to notice and agreement.

## Terms

A new lease for a term by arrangement.



## Viewing & Further Information



**Jack Ezekiel**

02074439867 | 07572346013

jack@dutchanddutch.com

**More properties @ [dutchanddutch.com](https://dutchanddutch.com)**