

COMMERCIAL ESTATE AGENTS & VALUERS

MODERN AIR CONDITIONED OFFICE SUITE

1,285 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 metres 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

1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100



ACCOMMODATION Comprises a self-contained office suite on front first floor which has been fitted to a high standard to form one private office and a large open plan area affording an approximate:

FLOOR AREA **1,285 SQ FT**

AMENITIES

- * Entryphone
- * Spacious ground floor reception
- * Passenger lift
- * Comfort cooling
- * Central heating
- * Carpeting
- * Suspended ceilings with recessed lighting
- * Window blinds
- * Double glazing
- * Shared kitchen
- * Parking for 2 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. The lease is to be contracted out of the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

RENT

£32,125 per annum exclusive plus VAT.

SERVICE CHARGE

£6,425 per annum plus VAT to include cleaning and lighting of common parts, gas fired central heating and building insurance.

RATES

Obtained from www.voa.gov.uk website the rateable value is £22,750 and the rates payable for 2018/19 are £11,215.75 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC

B

LEGAL COSTS

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

VIEWING

Strictly by appointment through 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.”