

COMMERCIAL ESTATE AGENTS & VALUERS

**FULLY FITTED MODERN OFFICE FLOOR**

**1,468 SQ FT APPROX**

**LONG LEASE FOR SALE**

**UNIT 1 HAWTHORN BUSINESS PARK, GRANVILLE ROAD**

**GOLDERS GREEN, LONDON NW2 2AZ**



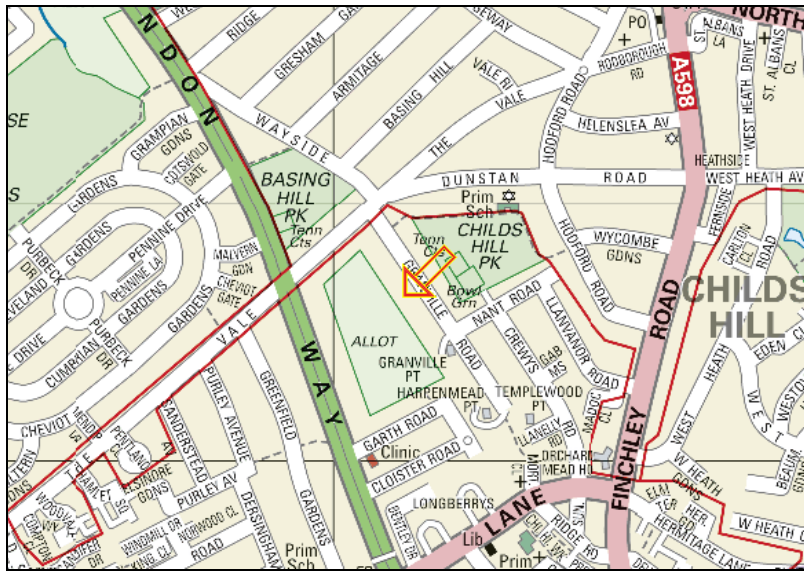
**LOCATION**

Situated within 10 minutes walk from Golders Green Underground Station (Northern Line) and 20 minutes walk from Cricklewood Overground Station. There is convenient access to the M1 Motorway northbound, A41 and the North Circular. Heathrow, London City and Gatwick Airports are readily accessible.

All Transactions are Subject to Contract

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**ACCOMMODATION** The available accommodation comprises the entire first floor of this modern office building within an attractive gated business park.

The suite has just undergone extensive refurbishment and is currently partitioned by high class glass glazing to provide 5 offices affording the following approximate:

**GROSS INTERNAL FLOOR AREA: 1486 SQ FT APPROX**

- AMENITIES**
- \* Video entryphone
  - \* Under floor heating
  - \* Air conditioning
  - \* LED down lights
  - \* Polished concrete flooring
  - \* Kitchen
  - \* Double glazed windows
  - \* Window blinds
  - \* Male & female toilets
  - \* 2 car parking spaces

**LEASE** Held on a 250 year lease from 2019 at peppercorn rent.

**PRICE** £700,000 plus VAT.

**RATES** To be assessed.

**ESTATE CHARGE** £2,600 per annum plus VAT.

**EPC** B

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

**VIEWINGS** 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;
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