

COMMERCIAL ESTATE AGENTS & VALUERS

GROUND FLOOR AIR CONDITIONED OFFICE SUITE

660 SQ FT APPROX

TO LET

MONKVILLE HOUSE, MONKVILLE AVENUE,

TEMPLE FORTUNE, LONDON NW11 0AF

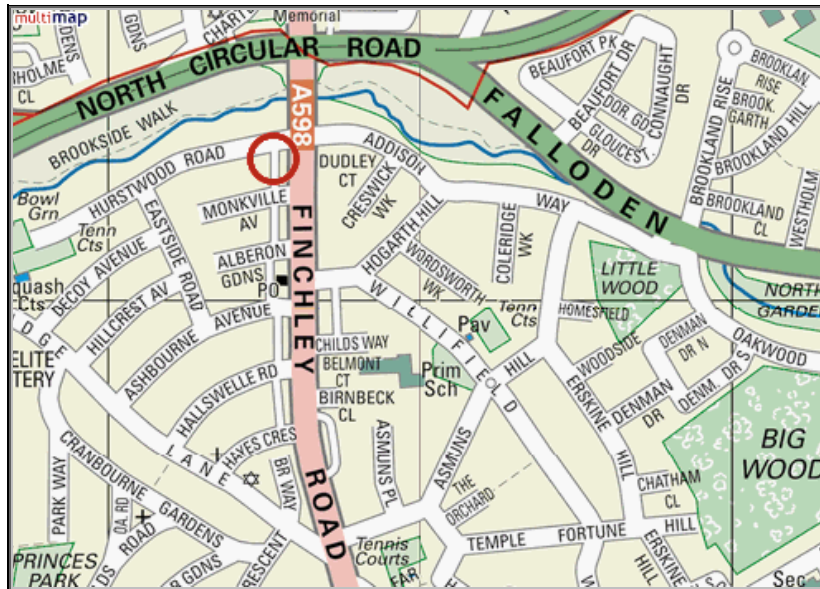


LOCATION

The office building is situated close to the junction with Finchley Road. The North Circular Road (A406) and Finchley Road junction, known as Henley's Corner, is moments away.

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
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ACCOMMODATION Comprises the entire ground floor office suite which is currently arranged as one open plan area together with a private office and affords the following approximate:

FLOOR AREA **660 SQ FT**

- AMENITIES**
- * Entryphone
 - * Gas fired central heating
 - * Air Conditioning
 - * Strip lighting
 - * Carpeted
 - * Own WC
 - * Kitchenette
 - * Alarm
 - * 1 car parking space

LEASE A new full repairing and insuring lease for a term by arrangement subject to 5 yearly rent reviews.

RENT £21,000 per annum exclusive.

RATES To be assessed.

EPC Awaiting.

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

VIEWING 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;
- (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;
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