

COMMERCIAL ESTATE AGENTS & VALUERS

**SELF-CONTAINED OFFICE SUITE
1,056 SQ FT APPROX
TO LET
ARKLEIGH MANSIONS, 200 BRENT STREET,
HENDON NW4 1BJ**



All Transactions are Subject to Contract

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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION	The premises are located on the east side of Brent Street at its junction with Finchley Lane. Hendon Central Underground Station (Northern Line) is within easy reach and the shops in Brent Street and Sentinel Square provide many amenities for staff.
ACCOMMODATION	Comprises a self-contained office suite on the first floor currently divided into 5 offices and affords the following approximate:
FLOOR AREA	1,056 SQ FT
AMENITIES	<ul style="list-style-type: none"> * Entryphone * Laminate flooring and carpeting * Secondary glazing * Electric heating * Part air conditioned * Kitchen * Own male & female toilets
LEASE	A new full repairing and insuring lease to be granted for a term by arrangement subject to 5 yearly rent reviews.
RENT	£22,000 per annum exclusive plus VAT.
SERVICE CHARGE	Currently £5,670 per annum approx. plus VAT, which includes building insurance.
RATES	Obtained from the www.voa.gov.uk website the rateable value is £23,250 and the rates payable for 2026/2027 are £10,044 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.
EPC	C
LEGAL COSTS	Each party to be responsible for their own legal costs incurred.
VIEWING	Strictly by appointment through sole agents as above.





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