



Offices With Parking TO LET

**Unit 3, 2nd Floor, Cavendish House, 369 Burnt Oak
Broadway, Edgware, Middx, HA8 5AW**

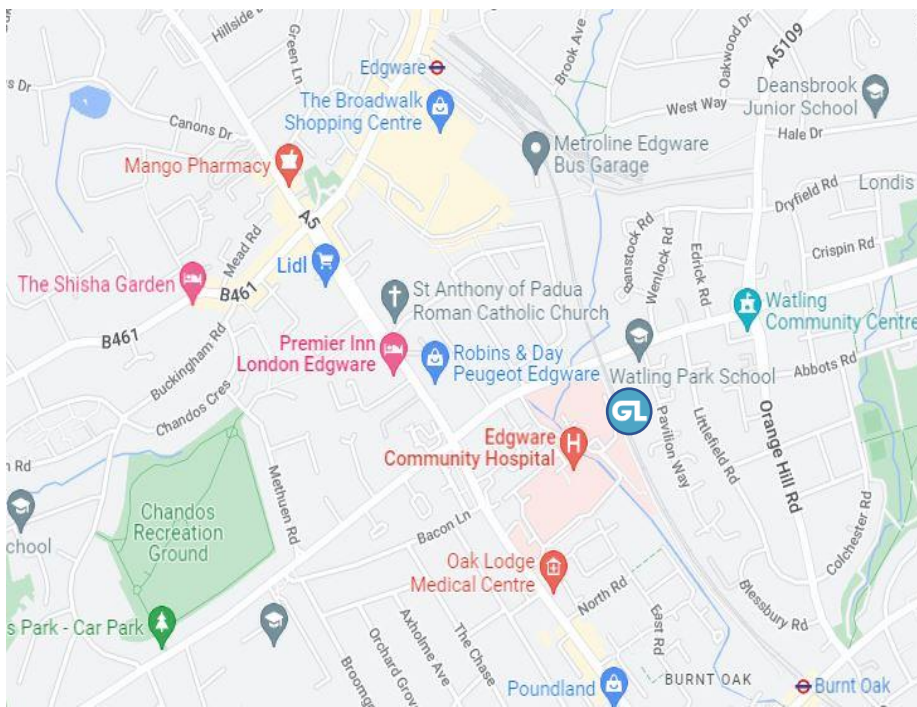
620 SQ FT (57.59 SQ M.)

Location: The office building is situated on a prominent position on the corner of Camrose Avenue and Burnt Oak Broadway (A5). Both Edgware and Burnt Oak Underground Stations (Northern Line) are within easy reach.

Description: Unfurnished office with a reception areas internal partitioning for three separate offices, meeting area & air conditioning. The rental price includes service charge which covers heating, water, security, cleaning of the communal areas etc. IT / Telecoms is the responsibility of each occupier. Access is 24/7 with a manned concierge desk from Monday – Friday from 8am-6pm. A deposit equivalent to 3 months is required and held until vacation of the office subject to no outstanding arrears or liabilities. Car parking is available at £60.00 + VAT per space per month.

- GL STRONG TRANSPORT LINKS**
- GL CAR PARKING**

- GL AIR CONDITIONING**
- GL 24-HOUR ACCESS**



TENURE: Leasehold

TERMS: Twelve-month occupational license

RENTAL: £1,550.00 + VAT per month.

UTILITIES: Included in rental amount except electricity which is recharged to the tenant.


RATES: Business Rates are not included; the occupier may be entitled to 100% relief for the business rates under the Small Business Rates Relief Scheme.


EPC: To be confirmed.

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information
Strictly by prior appointment

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