

MODERN OFFICE TO LET

**1st Floor, Unit 4 Hawthorn Business
Park, Golders Green, London NW2
2AZ**

810 sq. ft. (75.25 sq. m.) approx.

Location

The property is located approximately 10 minutes' walk from Golders Green Underground Station and a 20 minute walk from Cricklewood Overground Station. There is Convenient access to the M1 northbound, A41 and the North Circular. Heathrow, London City and Gatwick airports are all readily accessible.

Accommodation

The accommodation comprises a modern open plan floor within an attractive gated business park. The available space is situated on the first floor of the building. The floor is self-contained, benefiting from a demised WC.

Amenities

- Central Heating;
- Suspended Ceilings;
- Cat II Lighting;
- WC;
- Kitchenette;
- Double glazed windows;
- Perimeter trunking;



Regulated by RICS

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

39 Welbeck Street, London W1G 8DR
 Tel +44 (0)20 7486 1681
 Fax +44 (0)20 7486 4200
 enquiries@artsurveyors.co.uk
www.artsurveyors.co.uk

Lease

New Lease available on terms by arrangement;

Rent

£25.00 per sq ft inclusive of service charge, exclusive of VAT

EPC Rating

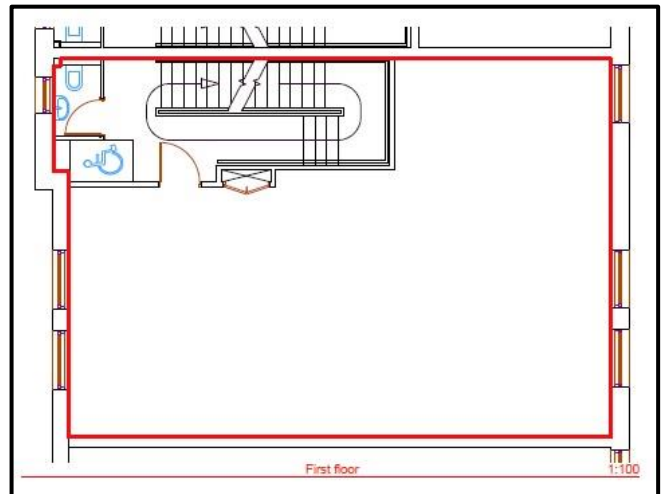
Band B (EPC available on request);

Business Rates

Rateable value: £11,000



Floor Plan



Viewings

For further information or to arrange an appointment to view, please call the sole agents:

Seb Norman
sebnorman@artsurveyors.co.uk
020 7034 3395

Oliver Hayes
oliverhayes@artsurveyors.co.uk
020 7034 3390

Hattie Salkeld
hattiesalkeld@artsurveyors.co.uk
020 7034 3391

SUBJECT TO CONTRACT



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