

VDBM

Chartered Surveyors

01923 845222

T: 01923 845222 E: property@vdbm.co.uk W: www.vdbm.co.uk



ARGYLE HOUSE, SUITE 1B, NORTH BLOCK, JOEL STREET, NORTHWOOD HILLS, HA6 1NW

- LARGE OPEN PLAN OFFICE TO LET
- MODERNISED BUILDING
- 6 ALLOCATED PARKING SPACES
- 24 HOUR ACCESS

£20.00 per sq ft per annum exclusive

LOCATION

The property is situated opposite Northwood Hills Metropolitan Line Station in a landmark building. Northwood Hills is a densely populated residential area. At ground floor the building comprises shops and a restaurant and forms part of the large Northwood Hills shopping area. Multiple and local shops are represented together with restaurants and bars.

DESCRIPTION

The property comprises a modernised office suite on the first floor of this building which has lift access. It has its own kitchen and comes with air conditioning and carpeted floors. There are communal ladies and gents WCs situated on this floor.

The property comprises a large open plan floor space and 5 partitioned offices. There is also a large well appointed Boardroom.

Our Clients calculate the net internal floor area to be 2,431 sq ft (225.85 sq m). We have not verified this.

The property comes with six allocated parking spaces in the car park to the rear.

TERMS

The property is available on a new lease for a term to be agreed.

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.

RENT

£20.00 per sq ft per annum plus VAT.

There is a service charge of £8.00 per sq ft which includes the electricity supply to the suite.

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £29,000

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (80)

VIEWING

Strictly by appointment through VDBM on 01923 845222.

