



2ND FLOOR

Sutherland House, 70-78 West Hendon Broadway,
Hendon, NW9 7BT

Recently refurbished open plan office with 5 allocated parking spaces.

664 TO 1,415 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	664 to 1,415 sq ft
Rent	£21,499.00 per annum
Rates Payable	£8,776 per annum
Service Charge	To be confirmed.
EPC Rating	E (106)

Key Features

- Open plan
- Recently refurbished
- Lift access
- Dual aspect natural light
- Gas Heating
- LED lighting
- Five allocated parking spaces
- Short walk to Hendon Thameslink Station
- Second floor with views of Wembley Stadium
- 24/7 access

Description

The building entrance has recently been refurbished along with the second floor office which is now a modern open plan space. Natural light comes from dual aspect windows.

Other benefits include individually controlled gas heating, fresh air system, carpet throughout, perimeter trunking, secondary glazing, shared WC's and kitchen.

Location

Sutherland House is situated on the southbound carriageway of the A5 Edgware Road on West Hendon Broadway. Sutherland House is located close to road networks that include the M1, A41, A1 & North Circular Road (A406) which leads to the M40, M4 and M25

Hendon Thameslink station is located approximately 0.45 miles away whilst Brent Cross Shopping Centre is less than 1 mile away.

The 32 and 142 buses stop directly outside the building.

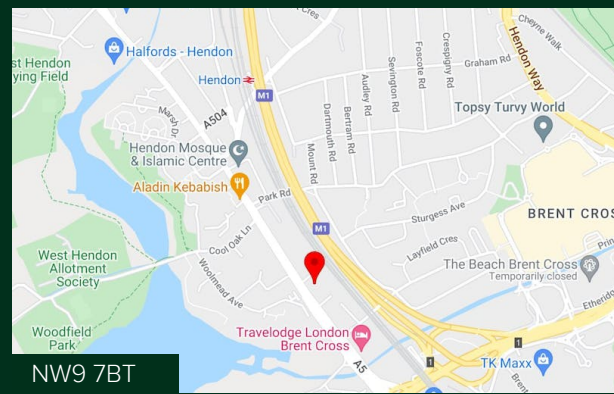
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - Left	1,415	131.46	Available
2nd - Centre	664	61.69	Available
Total	2,079	193.15	

VAT

Plus VAT.



Viewing & Further Information

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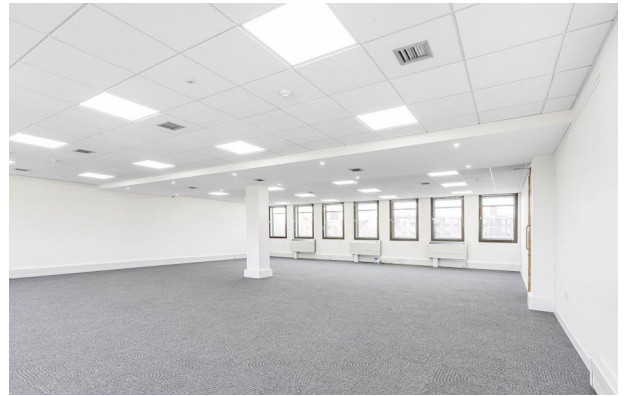
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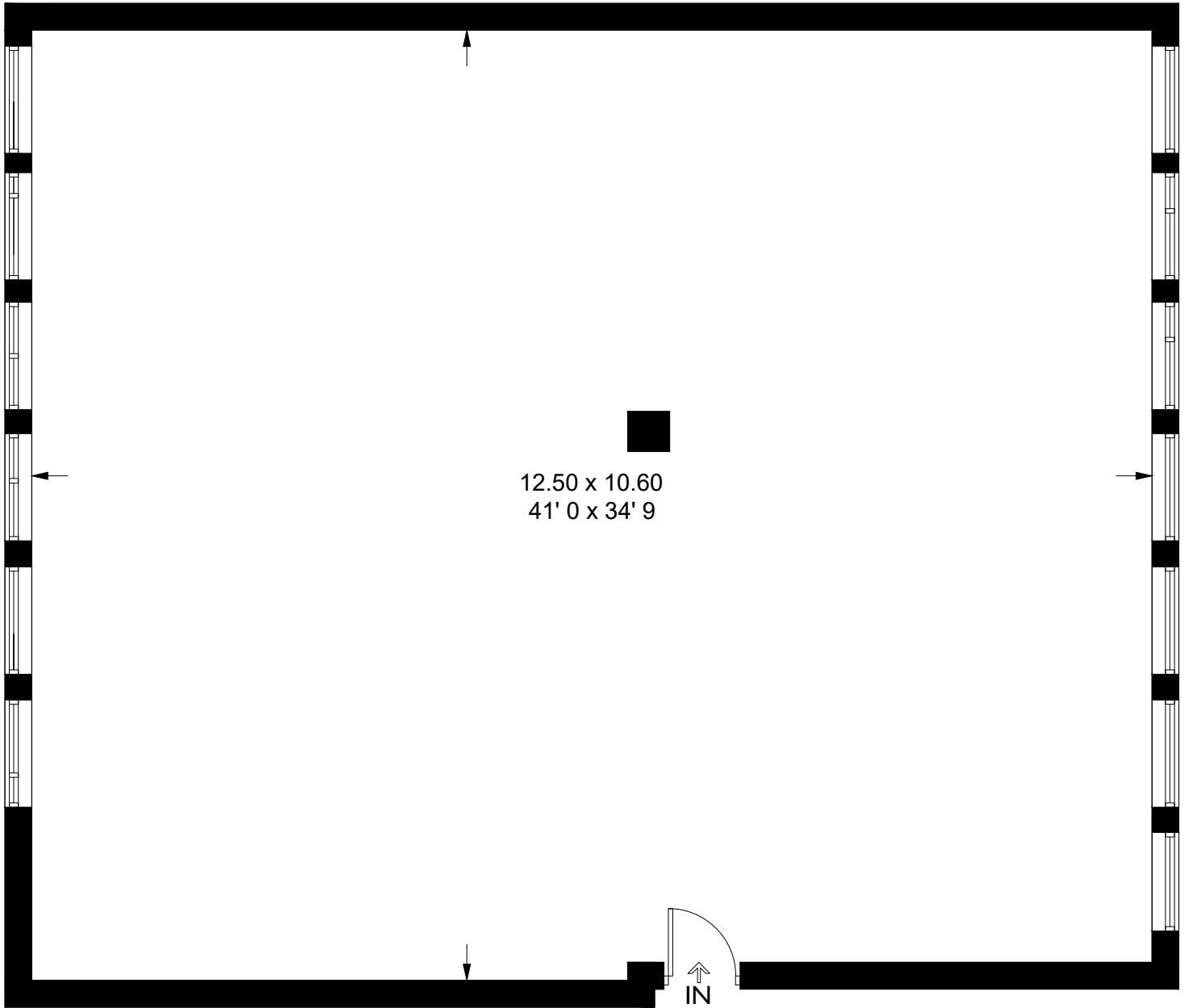
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Sutherland House

Approximate Gross Internal Area = 1415 sq ft / 131.5 sq m



Second Floor

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