

COMMERCIAL ESTATE AGENTS & VALUERS

NEWLY REFURBISHED AIR-CONDITIONED OFFICE BUILDING

1,945 SQ FT APPROX

TO LET

UNIT 6 GRANARD BUSINESS CENTRE, BUNNS LANE,

MILL HILL, LONDON NW7 2DQ



LOCATION

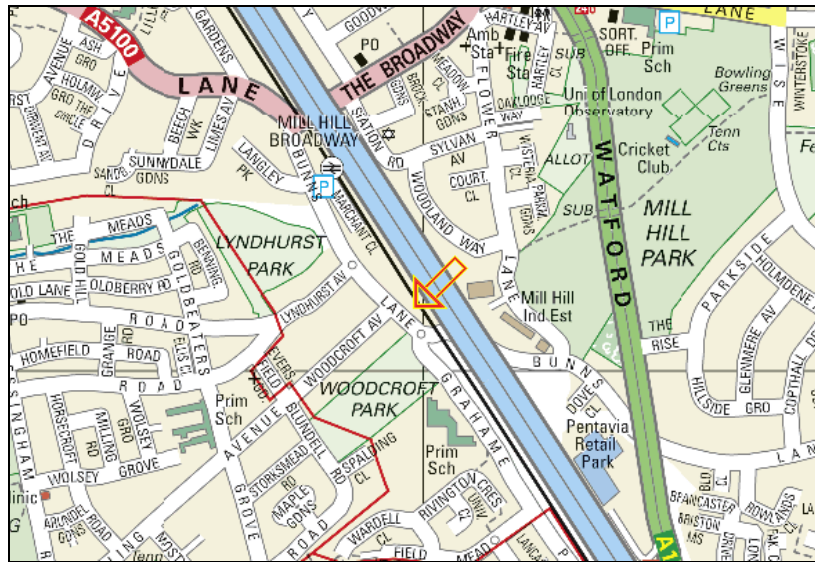
The premises are situated just off Mill Hill Broadway being close to Mill Hill main line station (Thameslink). Excellent road communications are afforded with the Watford Way (A41) and junction 2 of the M1 motorway all within easy reach.

All Transactions are Subject to Contract

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB

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ACCOMMODATION Comprises a self-contained mid-terraced office building which has recently undergone extensive refurbishment arranged on ground and two upper floors, and affords the following gross internal floor area:

FLOOR AREA: 1,945 SQ FT

AMENITIES

- * Entryphone
- * Double glazed windows
- * Gas fired central heating
- * Air-conditioning
- * Carpeting
- * Perimeter trunking
- * Suspended ceiling with LED lighting
- * CAT V Cabling
- * Fitted kitchen / staff room
- * Male & female WCs
- * Landscaped setting
- * Vertical blinds
- * Alarm
- * Three car parking spaces available under separate licence at £20 plus VAT per week per space.

LEASE A new full repairing and insuring lease to be granted for a term by arrangement subject to upward rent reviews at 5 yearly intervals.

RENT £39,000 per annum exclusive.

RATES Obtained from the www.voa.gov.uk website the rateable value is £25,000 and the rates payable for 2024/25 are £12,475 per annum. Interested parties should confirm annual rates payable with local rating authority.

ESTATE CHARGE For the year end 31st March 2025 the cost for landscaping and maintenance of the estate per building is £1,859 per annum approx.

EPC D.

LEGAL COSTS Each party to be responsible for their own costs incurred.

VIEWING Strictly by appointment through sole agents as above.







“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
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