

OFFICE BUILDING TO LET OR FOR SALE

**Alexander
Reece
Thomson**
CHARTERED SURVEYORS

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

2,183 sq ft (202.81 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 and London City airports are both readily accessible.

Accommodation

The accommodation comprises a modern open plan office building within an attractive gated business park. The building is set out over ground to second floors and benefits from demised parking.

Amenities

- Central Heating;
- Suspended Ceilings;
- Cat II Lighting;
- WC;
- Kitchenette;
- Double glazed windows;
- Perimeter trunking;
- 2 x undercroft parking spaces and 1 x additional basement parking space.



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.

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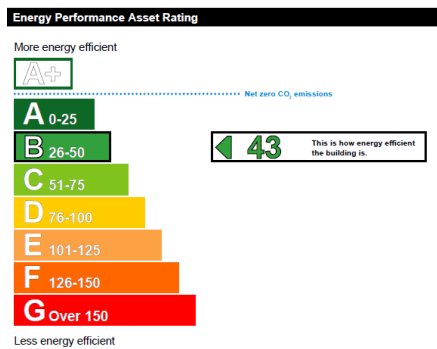
Lease

New Lease available on terms by arrangement at a guide rent of £22.50 per sq ft exclusive of service charge (currently approximately £2.26 per sq ft), VAT and Rates.

Price

£825,000 exclusive of VAT for the existing 250 year long leasehold interest of the building. The lease was granted with effect from 22 July 2019 at a peppercorn ground rent.

EPC Rating



Business Rates

Rateable value: TBC

Viewings

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

Seb Norman
sebnorman@artsurveyors.co.uk
07970 273 545

Oliver Hayes
oliverhayes@artsurveyors.co.uk
07724 588 423

Suzy Villers
Suzannavillers@artsurveyors.co.uk
07597 575 164

SUBJECT TO CONTRACT

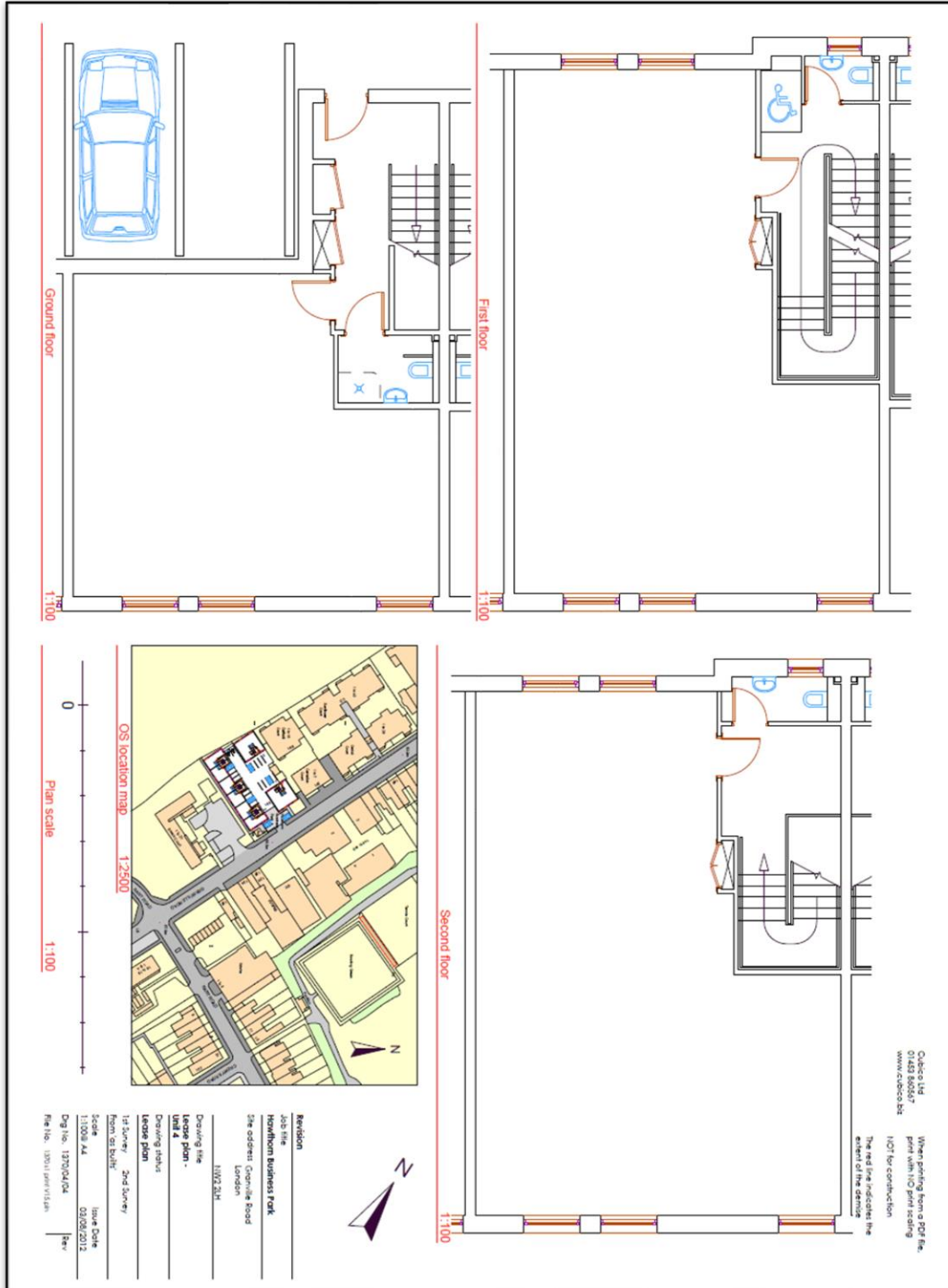


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Floor Plans (not to scale)



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