

# TO LET - OFFICE



## Argyle House, Joel Street, Northwood HA6 1NW

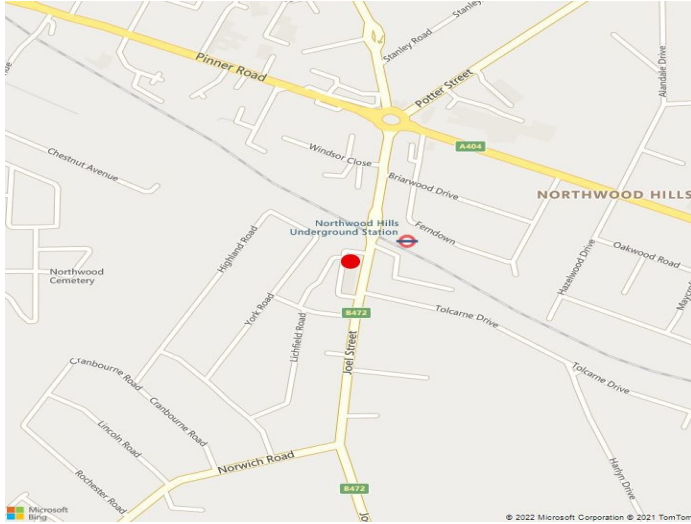
352 - 1,239 Sq Ft (32.7 - 115.1 Sq M)

£20.00 per sq ft per annum exclusive

- OFFICE SUITES TO LET
- MODERNISED BUILDING
- EXCELLENT LOCATION
- 24 HOUR ACCESS

## 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

Argyle House is a prominent four storey mixed use building which offers a selection of newly modernised office suites immediately available to occupy. Ground floor manned reception, passenger lift to all floors, LED lighting, air conditioning and flexible lease terms available.



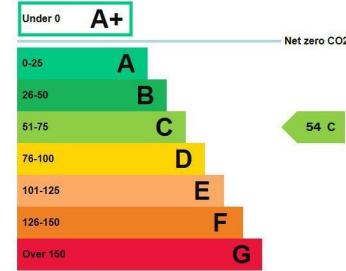
## Accommodation

Accommodation	sq ft	sq m	Rent
Suite 1D	433	40.23	£8,660
Suite 1J	454	42.18	£9,080
Suite 2C	352	32.7	£7,040
Total Area	1,239	115.1	

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (54).

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Rent

£20.00 per sq ft per annum exclusive

## Terms

The Suites are available on a new lease for a term to be agreed.

## Service Charge

Suite 1D - £6,019

Suite 1J - £5,909

Suite 2C - £4,090

## Insurance

Suite 1D - £350

Suite 1J - £310

Suite 2C - £222-

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

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

## Viewings

Strictly by appointment through VDBM.

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## DISCLAIMER

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 any part of any offer or contract.