

TO LET - OFFICE



Woodpark Court, 2 Woodgrange Avenue, Kenton HA3 0XD

1,980 Sq Ft (183.94 Sq M)

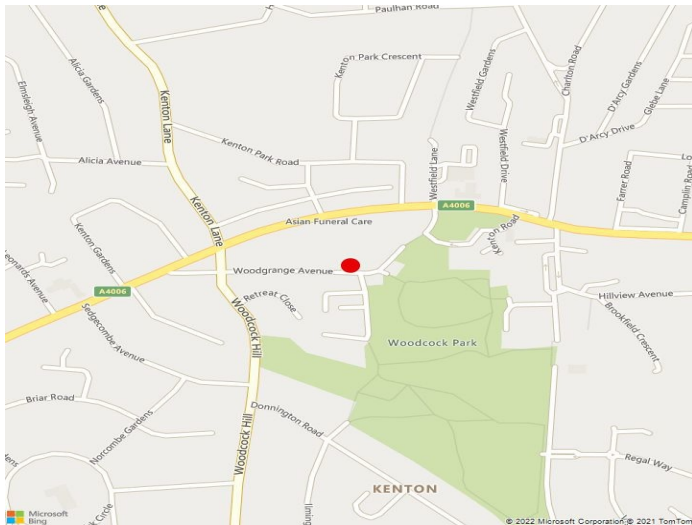
£30,000 per annum exclusive

MODERN OFFICE SUITE TO LET

- AIR CONDITIONED
- KENTON
- NEW FLEXIBLE LEASE

Location

The accommodation is equidistance from Kenton Station (Bakerloo Line), Northwick Park (Metropolitan Line) and Kingsbury Station (Jubilee Line), just off the popular Kenton Road (A4006).



Description

This modern first floor office accommodation offers 1,980 sq ft which benefits from air conditioning, spacious open plan area with private meeting room and kitchenette facilities.

One parking space to be allocated



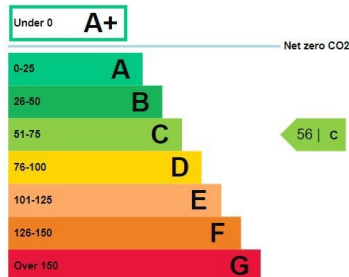
Accommodation

Accommodation	sq ft	sq m	Rent
Office	1,980	183.94	

EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of C (56).

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Rent

£30,000 per annum exclusive

Terms

A new flexible full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to bear their own legal costs.

Business Rates

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

Rateable Value: £24,750

Rates Payable : £12,350 (2024/2025)

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

Viewings

Strictly by appointment through VDBM on 01923 845222.

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.