

# TO LET - OFFICE SUITES



**Alexander House, 7 Oaklands Gate, Northwood HA6 3AA**

165 - 1,378 Sq Ft (15.33 - 128.02 Sq M)

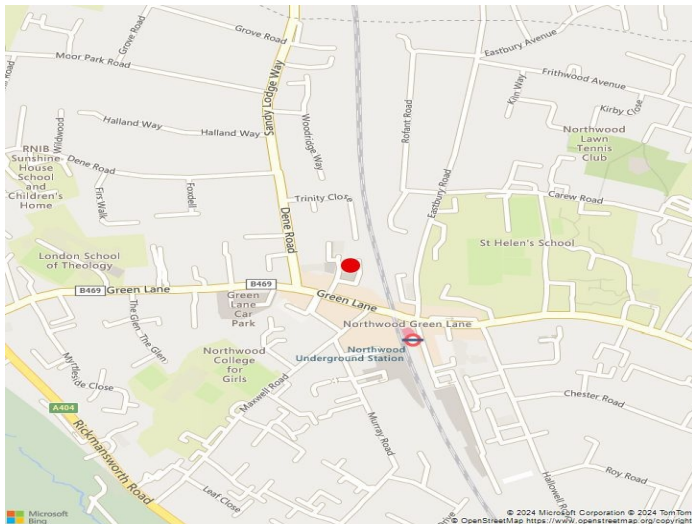
£9,750 - £42,975 per annum exclusive

**ATTRACTIVE SELF-CONTAINED OFFICE SUITES**

- NEW LEASES
- PATIO AREA
- IMMEDIATELY AVAILABLE

## Location

The property is situated in an excellent position in the heart of Northwood, easy walking distance to Costa Coffee, Cook Boots, Waitrose, Tesco Express and Wenzels. Northwood Metropolitan Line Station is also within easy walking distance.



## Description

The office accommodation situated on first and second floor levels benefits from heating, lighting and good natural light.

External patio areas may be included with Suites 2 and 3.



## Accommodation

Accommodation	sq ft	sq m	Rent
Suite 1	165	15.33	£9,750
Suite 2	580	53.88	£17,400
Suite 3	633	58.81	£15,825
Total Area	1,378	128.02	£42,975

Our client offers a selection of self-contained office suites which are available either individually or together if required. All rents are exclusive of all other costs and outgoings plus VAT.

## EPC

Energy performance certificates (EPC) are available upon request. The property has an energy ratings of:-

Suite 1 - E (120)

Suite 2 - C (60)

Suite 3 - D (84)

## Terms

New full repairing and insuring leases for terms to be agreed.

## Legal Costs

The incoming tenant to bear the landlord's reasonable 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.