

TO LET

GROUND FLOOR OFFICE/CLINIC NEXT TO MOOR PARK STATION WITH PARKING

26 MAIN AVENUE , Northwood HA6 2HJ



Features

- 922 Sq Ft (85.65 Sq M)
- £27,500 Per Annum
- Air Conditioned
- 2 Car Spaces
- New Lease
- Suitable for Other Uses

Summary

A rare opportunity to lease a ground floor office space alongside Moor Park Underground Station (Metropolitan Line).

This modern office would ideally suit a firm of accountants or estate agents. Other suitable uses could be a clinic of healthcare practice.

The office benefits from 2 allocated car spaces to the rear and metered visitor spaces along the retail parade of Main Avenue.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

The Moor Park Estate is a prestigious private residential estate in Northwood, Middlesex. The area is served by the Moor Park underground station (Metropolitan Line) which provides a fast train service to Baker Street and Aldgate. There is also quick and easy access to the M25 at Rickmansworth.

Description

The property has a modern office fit-out and is 922 sq ft and arranged to provide an entrance reception area, leading into an open plan office space with suspended ceilings housing LED tile lights. The office is air conditioned and has 3 compartment perimeter trunking. There are two WC cubicles and a fitted kitchen area. To the rear of the property is allocated parking for 2 cars.

Tenure

Leasehold

Terms

Available by way of a new Full Repairing & Insuring lease for a term to be agreed. The rent is £27,500 per annum plus VAT. The rent is payable quarterly in advance.

Business Rates

Three Rivers Council. Rateable value April 2023 is £19,000. Rates payable for 2024/25 will be £10,469.



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Planning

Planning use class E. The property can be used for offices, medical or retail.

EPC

EPC Rating E.

Viewing

Viewings are strictly by appointment only and can be arranged via the letting agent. Please contact 020 8429 6899.

Contact

Alex Seco
alex@chamberlaincommercial.com

Harrison Grinter
harrison@chamberlaincommercial.com

Holding Deposit

£A £2,000 holding deposit will be required to secure this property and remove it from the open market. The deposit will be non-refundable unless our client is unable to show clear title. The deposit will be deducted from the rent or rental deposit on completion of the letting.



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