



4TH FLOOR

Sutherland House, 70-78 West Hendon Broadway,
Hendon, NW9 7BT

Open plan office due to be refurbished with 7 allocated parking spaces.

1,935 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	1,935 sq ft
Rent	£30,000 per annum
Rates Payable	£11,920 per annum
Service Charge	To be confirmed.
EPC Rating	C (55)

Key Features

- Open plan
- Due to be refurbished
- Lift access
- Dual aspect natural light
- LED lighting
- 24/7 access
- 7 allocated parking spaces
- Short walk to Hendon Thameslink Station
- Fourth floor with views of Wembley Stadium
- Air Heating

Description

The building entrance has recently been refurbished along with the fourth floor office which is now a modern open plan space. Natural light comes from dual aspect windows.

Other benefits include individually controlled gas heating, fresh air system, carpet throughout, perimeter trunking, secondary glazing, shared WC's and kitchen.

Please note photographs are indicative of the refurbishment to be conducted.

Location

Sutherland House is situated on the southbound carriageway of the A5 Edgware Road on West Hendon Broadway. Sutherland House is located close to road networks that include the M1, A41, A1 & North Circular Road (A406) which leads to the M40, M4 and M25

Hendon Thameslink station is located approximately 0.45 miles away whilst Brent Cross Shopping Centre is less than 1 mile away.

The 32 and 142 buses stop directly outside the building.

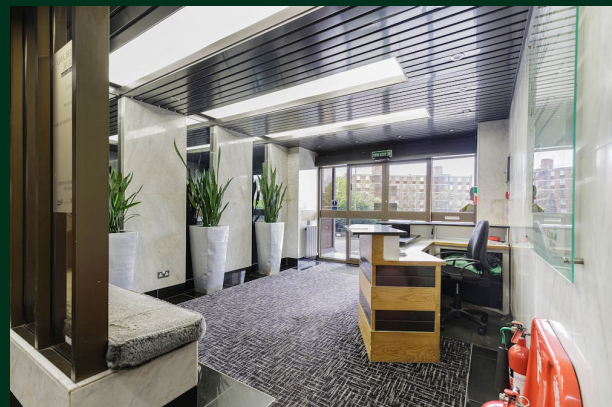
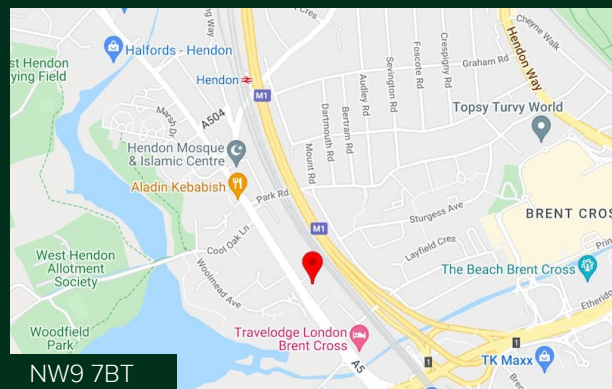
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
4th	1,935	179.77	Available
Total	1,935	179.77	

VAT

Plus VAT.



Viewing & Further Information

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