

HIGHLY PROMINENT COMMERCIAL BUILDING

Second and Third floors

TO BE LET

6,652 sqft – 13,384 sqft

CRICKLEWOOD BROADWAY, LONDON NW2 6PG



LOCATION:

This property is situated in a highly prominent position on the West side of Cricklewood Broadway and at the junction of Temple Road. The building is situated close to many retail warehouses, shops and restaurants. The property is well served by road and transport communications with Junction 1 of the M1 and the North Circular being extremely close by. The entire area has undergone major regeneration with many newly built blocks of flats together with new commercial and retail spaces, schools and health care facilities. Brent Cross shopping centre is within walking distance, the newly built Brent Cross West Station is within a few minutes walk. It is positioned on the Midland Main Line between existing Hendon and Cricklewood stations. It will take just 12 minutes for passengers to reach Kings Cross St Pancras station. Numerous bus routes also serve the area.

DESCRIPTION:

Comprises a highly prominent commercial building with the available floors arranged on the second and third floors. The floors are presently split up into various large open and private areas. The floors are ideally suited for various uses including offices, educational, medical and leisure purposes.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE

	(GIA)	(GIA)	(NIA)	(NIA)
Second Floor	7,836ft ²	728 sqm	6,652 Sq Ft	(617 Sq M)
Third Floor	7,890ft ²	733 sqm	6,732 Sq Ft	(625 Sq M)
TOTAL AREA	15,726 ft²	1,460 sqm	13,384 Sq Ft	(1,242 Sq M)

Additional floors are available within the building, (Terms available upon request)



AMENITIES:

- * Highly Prominent Building
- * Excellent Natural Light
- * Gas Central Heating
- * Male & Female WCs
- * Air Conditioning
- * Kitchen Facilities
- * 2 Passenger Lifts

RENT:

Second Floor - £133,100 pax + vat
Third Floor - £134,640 pax + vat

LEASE:

A new Full Repairing and Insuring Lease to be granted for a term of years to be agreed subject to periodic rent reviews.

EPC:

TBA

VIEWING:

Strictly by appointment through owners SOLE Agents as above.

CONTACT:

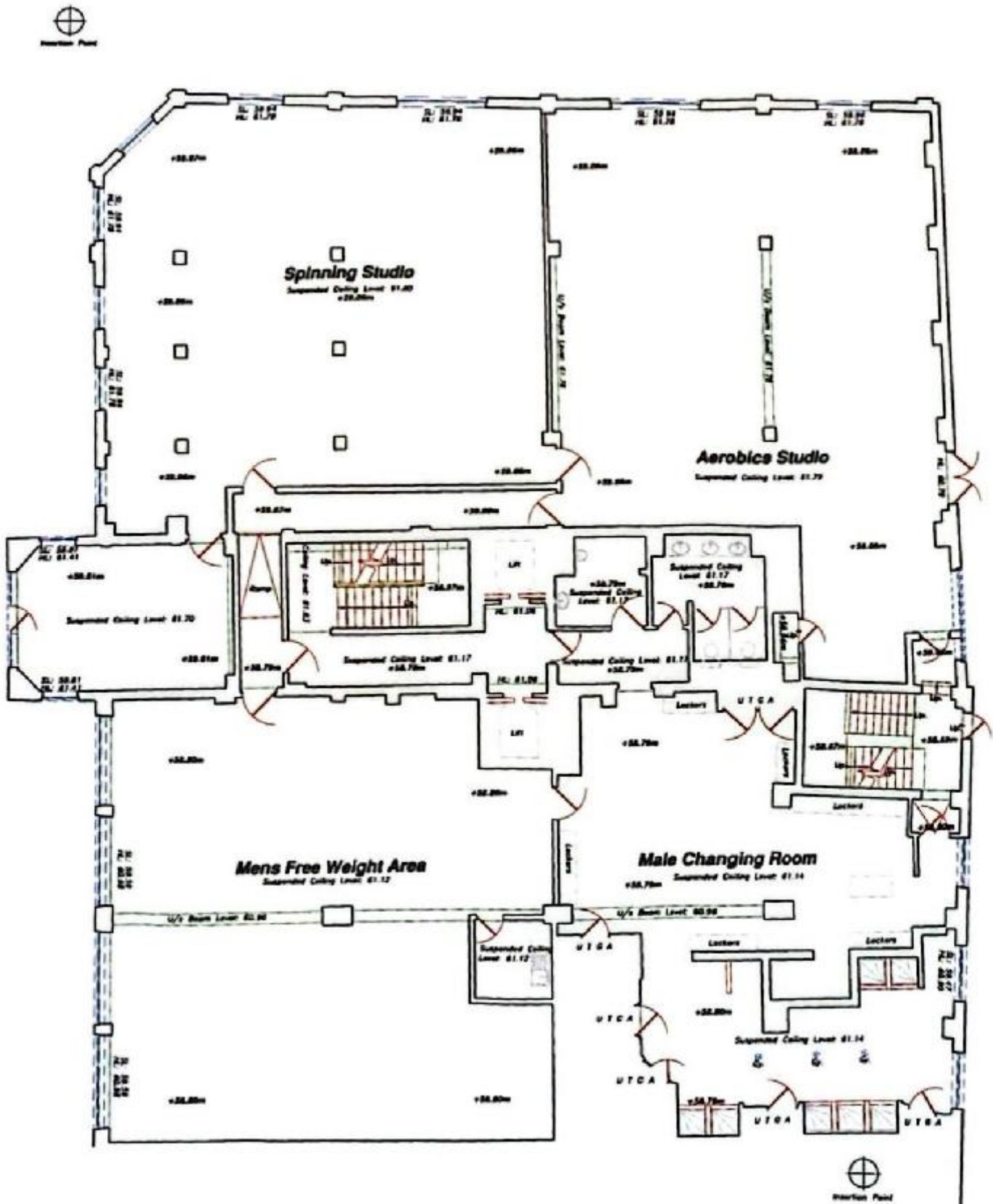
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SUBJECT TO CONTRACT

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Second Floor – Floor Plan



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Third Floor – Floor Plan

