



FIRST FLOOR OFFICE IN STAPLES CORNER WITH A COMPETITIVE RENT

UNIT 9

Wing Yip Business Centre, NW2 6LN

Office

TO LET

732 sq ft

(68.01 sq m)

- Competitive rent
- Modern office space
- Located in the heart of Staples Corner
- Excellent access to The North Circular Road
- Carpeted
- Ready to occupy

Unit 9, Wing Yip Business Centre, London, NW2 6LN

Summary

Available Size	732 sq ft		
Rent	£12,444.00 per annum + VAT		
Rates Payable	£4,790.40 per annum		
Rateable Value	9,600		
Service Charge	£4,883.72 per annum + VAT		
VAT	Applicable		
Legal Fees	Each party to bear their own costs		
EPC Rating	С		

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	732	68.01	Available
Total	732	68.01	

Description

Modern first floor office in a prominent business center in Staples Corner.

Benefits include open plan accommodation, carpets, suspended ceilings, good natural light, shared male & female WC's and a kitchenette.

Externally the property benefits from 1 parking space.

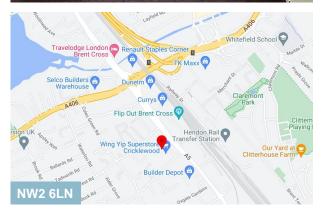
Access to the building is controlled, due to the cash and carry business being on site. All occupiers, their visitors and their employees benefit from 24 hour on site security however access to Wing Yip Business Centre is restricted between 11.30pm and 06.30am each day. Public holidays and out of hours access can be arranged subject to notice and agreement.

Terms

A new lease for a term by arrangement.







Viewing & Further Information



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