



MODERN SECOND FLOOR OFFICE IN STAPLES CORNER WITH A COMPETITIVE RENT

UNIT 202

China House, 401 Edgware Road, NW2 6GY

Office

TO LET

732 sq ft

(68.01 sq m)

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

Unit 202, China House, 401 Edgware Road, London, NW2 6GY

Summary

Available Size	732 sq ft
Rent	£9,150 per annum
Rates Payable	£3,443.10 per annum Tenant to make their own enquiries to the London Borough of Brent.
Rateable Value	£6,900
Service Charge	£4,737 per annum
VAT	Applicable
EPC Rating	Upon Enquiry

Description

Modern second 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 China House 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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	732	68.01	Available
Total	732	68.01	

Terms

A new lease for a term by arrangement.

Planning class

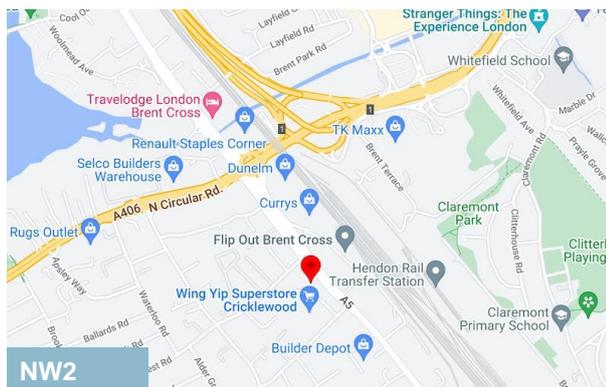
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Legal costs

Each party to be responsible for their own legal costs.

VAT

Plus VAT.



Viewing & Further Information



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