



## Cricklewood Broadway, Cricklewood, NW2 £20,000 Per Annum Subject to contract

We are pleased to offer a prominent office unit also suitable for retail.

The unit, which is approx 480 sq ft ( plus ancillary WC, kitchen, and storage), is arranged as a private office to the rear and an open-plan office to the front. The property was fully refurbished 3 years ago.

Good window frontage to Cricklewood Broadway.

## Property Overview

Overall Size -- 480 sq ft

Depth -- 32 ft

Width -- 14.85 ft

Lease -- expires 2028

Premium -- £10,000

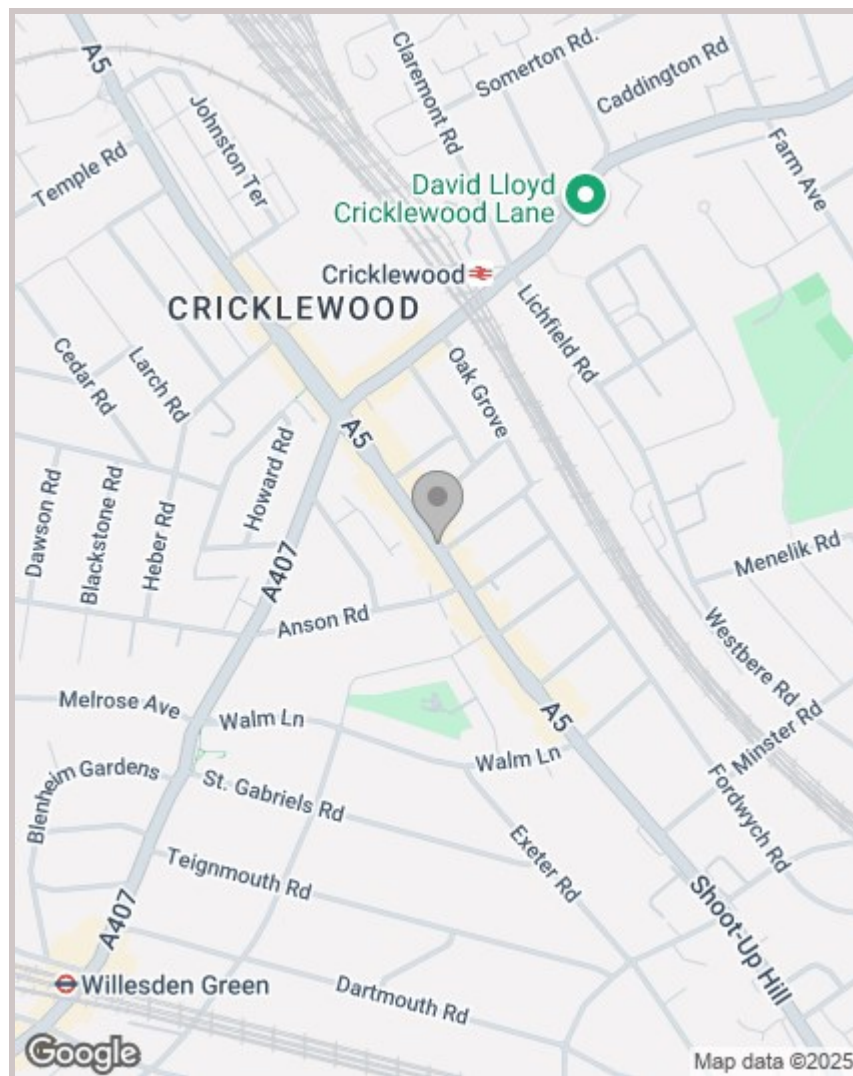
Rateable Value -- £5757.50 Payable

Use Class -- Class E

Council -- Brent

EPC -- C

- Excellent condition
- Immediate occupation
- Smart Offices
- Prominent Position
- Great Rent
- Renewable Lease
- Kitchen & WC
- Air Conditioning
- Security Shutter



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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We are members of



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