



**MODERN GROUND FLOOR OFFICE**  
**2000 sq.ft. – 185.80 M<sup>2</sup>**  
**IN A CHINESE STYLE DEVELOPMENT OF OFFICES**  
**FRONTING EDGWARE ROAD, BY STAPLES CORNER**  
**WITH ADEQUATE PARKING**

**TO LET**

**Unit 2B China House, 401 Edgware Road,  
Staples Corner NW2 6LN**

**Location:**

China House is part of the Wing Yip Supermarket Estate with access from Humber Road and Oxgate Lane. The offices have immediate access to Edgware Road, The North Circular Road, The M1 and M25 Motorways and Brent Cross Shopping Complex.

**Accommodation:**

Comprises Ground Floor Offices, fronting Edgware Road with light partitions which can be removed to suit the incoming tenants requirements or to provide good clear space

**Amenities:**

- 24 Hour Access with its own entrance door
- Air Conditioning
- Fluorescent LED Lighting
- Windows facing Edgware Road
- CAT 5 computer cabling with Fibre Internet
- 3 Toilets
- Canteen / Kitchen facility

<b>Rent:</b>	<b>£34,832.00 p.a.x VAT is applicable.</b>
<b>Business Rates:</b>	Approx £10,250 p.a. payable for year ending 31/3/2023.
<b>Lease:</b>	Expires 15 years from 8 <sup>th</sup> June 2015 with a rent review to come into effect in June 2025 on full repairing and insuring terms.
<b>Service Charge:</b>	Approx. £12,500.00 payable for current year + VAT
<b>Building Insurance:</b>	<b>£ TBC</b>
<b>Stamp Duty Land Tax:</b>	May be applicable. Please consult your solicitor.
<b>Energy Efficiency Rating</b>	C (59)
<b>LEASE:</b>	<b>Copy of lease available on application</b>
<b>Legal Costs:</b>	Each party is to pay their own legal costs.
<b>References:</b>	A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non - refundable after the references have been taken up, regardless of whether or not they are accepted by the Landlord.

**Viewing: Strictly by prior appointment.**