

Office/Warehouse Unit Near Staples Corner

New Short Term Lease
Approx. 1450 sq ft Gross Internal Area

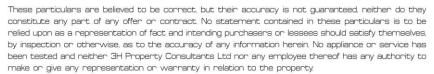


715 North Circular Road London NW2 7AH

Location: Close to the junction of North Circular Road with the M1 at Staples Corner, on the north side of the thoroughfare. Road communications are therefore first class, and Brent Cross Underground is within easy reach.

Accommodation:









T0207 286 8363 E:sales@threeh.co.uk

Comprises a commercial unit on ground & 1^{st} floors with a total gross area of approximately 1450 sq ft 135 m² (1045 sq ft net)

Amenities: G Floor Kitchen & 1st Floor Kitchenette

2 Parking Spaces2 WC's & ShowerIndependent Access

Laminated Flooring (1st Floor) Ceiling Height 2.3m (1st Floor)

Lease: Short term, with a mutual break clause operable at any

time after the 1st year of term following 6 month's notice. Lease to be on internal repairing and insuring terms.

Rent: £20,000 p.a.x. payable quarterly in advance

Deposit: A 3 month rent deposit will be required as security

Rates: Rateable Value only £7,500, so no rates payable by a

tenant entitled to small business relief. Please check with

Brent Council.

Insurance: Approx. £600.00 per annum payable







T0207 286 8363 Esales@threeh.co.uk www.threeh.co.uk





These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warnanty in relation to the property.

