

**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:**

Comprises a commercial unit on ground & 1<sup>st</sup> floors with a total gross area of approximately 1450 sq ft 135 m<sup>2</sup> (1045 sq ft net)

**Amenities:** G Floor Kitchen & 1<sup>st</sup> Floor Kitchenette  
2 Parking Spaces  
2 WC's & Shower  
Independent Access  
Laminated Flooring (1<sup>st</sup> Floor)  
Ceiling Height 2.3m (1<sup>st</sup> Floor)

**Lease:** Short term, with a mutual break clause operable at any time after the 1<sup>st</sup> 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

