



Office Unit To Let

**First Floor, Fortair House, Monks Way,
London, NW11 0AF**

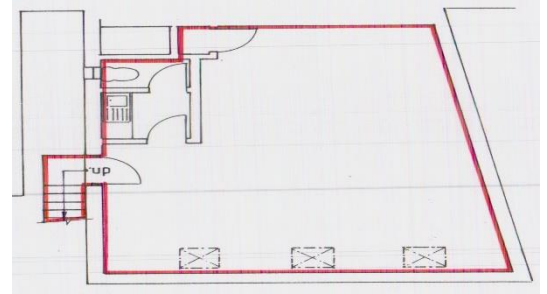
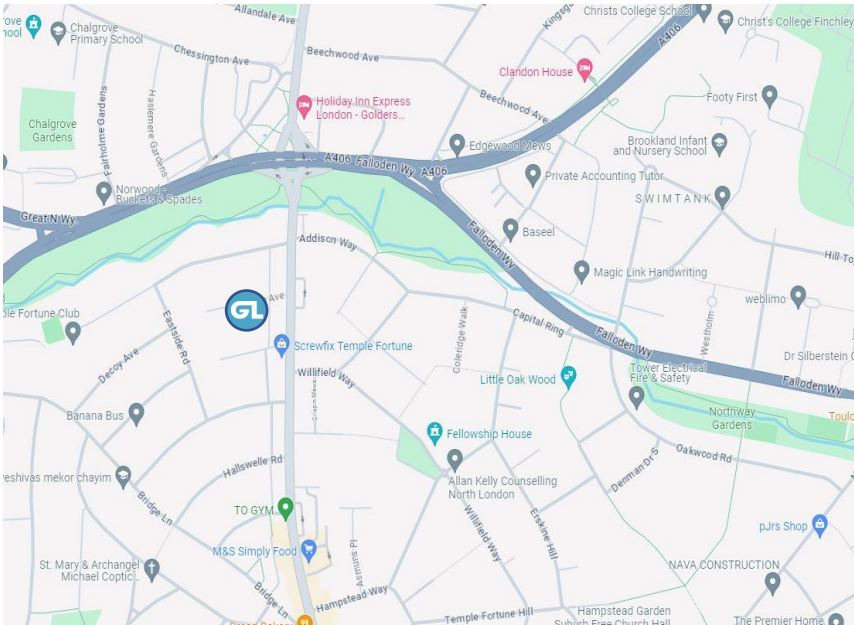
610 SQ FT (57 SQ M.)

Location: The property is located on Monks Way in Temple Fortune, positioned between Hurstwood Road and Monkville Avenue, in a well-connected and vibrant area. Just a one-minute walk away is Finchley Road, offering a wide range of shops, restaurants, and cafes. The Brent Cross Shopping Centre is also conveniently located just two miles away. Strategically positioned near the junction of Finchley Road and the North Circular Road (A406) at Henleys Corner, the property benefits from excellent road connectivity, including fast access to the M1 motorway.

Public transport links are also strong: the office is equidistant from Finchley Central and Golders Green Underground Stations (Northern Line), and local bus routes 13, 102, 107, and 460 stop just 400 feet from the property.

Description: This first-floor office is a self-contained unit within a detached building, offering a bright and functional workspace. The office benefits from excellent natural light via front-facing windows and roof lights, creating a pleasant working environment. It also features an enhanced security door for added peace of mind. The space is available furnished or unfurnished, providing flexibility to suit a range of business needs. There is ample unrestricted parking available on the surrounding roads, making it convenient for both staff and visitors. Rent includes all utilities and service charges, offering a simple and cost-effective leasing arrangement.

- GL Strong Transport Links**
- GL Good Local Amenities**
- GL Directors Office**
- GL Security System**
- GL Parking Close by**



Tenure: A new lease on terms to be agreed.

Terms: Long-term letting sought.

Rental: The quoting annual rent is £24,000 inclusive of utilities (VAT is **not** applicable).

Service Charge: Included in rental amount.

EPC: Energy Performance Rating is 'D'.

Virtual Tour: Contact us for a virtual tour of this property.

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information
Strictly by prior appointment

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