

COMMERCIAL ESTATE AGENTS & VALUERS

**MODERN SELF-CONTAINED OFFICE SUITE
WITH EXCELLENT ON-SITE PARKING**

935 SQ FT

TO LET

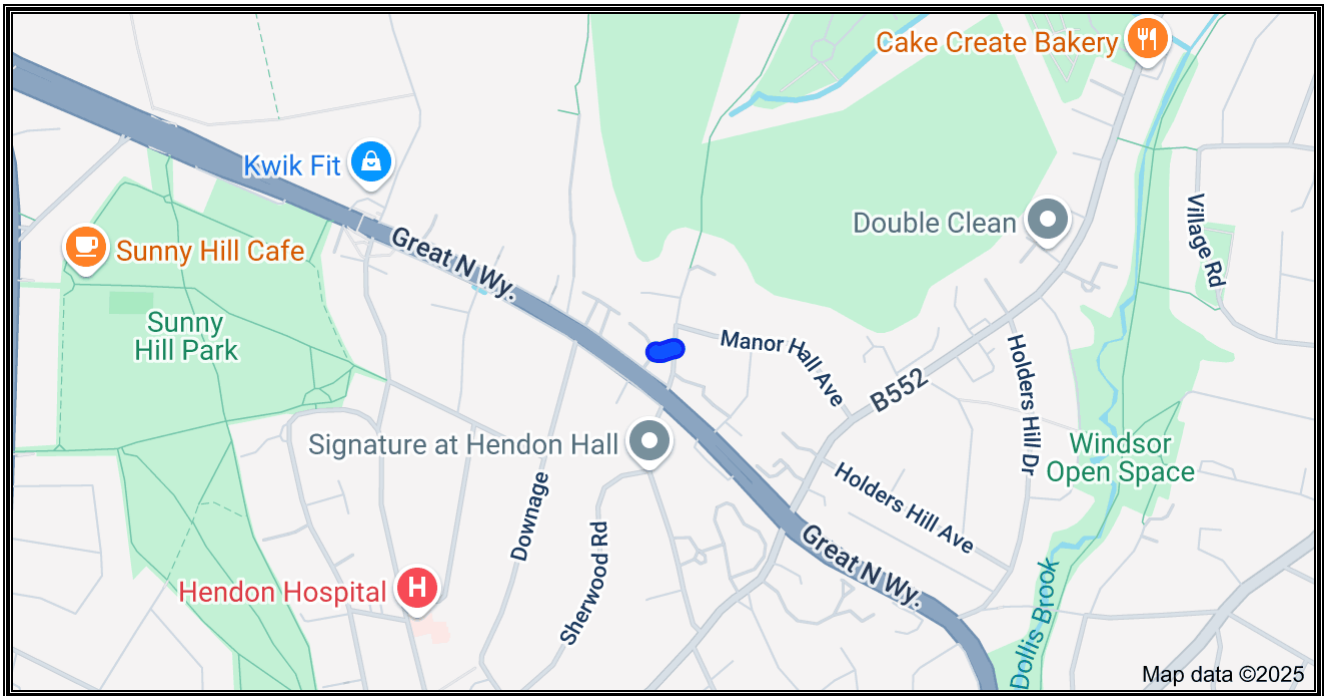
**ALBION COURT, 5 HOPE CLOSE,
HENDON, LONDON NW4 1AY**



All Transactions are Subject to Contract

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LOCATION

The property is located off Ashley Lane, being close to the junction of the Great North Way (A1). Mill Hill East & Hendon Central Underground Stations (Northern Line) are both approximately 1 mile away.

ACCOMMODATION

Albion Court comprises a modern residential development of 5 flats. The available accommodation comprises a self-contained lower ground floor office suite with its own entrance from the street.

The suite is well fitted and is arranged as an open plan area and affords the following approximate net internal

FLOOR AREA: 935 SQ FT

AMENITIES

- * Video entryphone
- * Spotlights
- * Underfloor heating
- * Underfloor trunking
- * Laminate flooring
- * Kitchen
- * Shower
- * Own toilet
- * Terrace
- * 4 underground car parking spaces

RENT

£25,000 per annum exclusive.

LEASE

A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals, if applicable.

SERVICE CHARGE £1,700 per annum.

RATES Awaiting confirmation.

EPC B.

LEGAL COSTS Each party to be responsible for their own costs incurred.

VIEWING Strictly by appointment through sole agents as above.







“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
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