

Approx. 5775 Sq. Ft. On Ground & Lower Ground Floors
Ideal For Education/Health/Leisure/Community Uses STP



379-381, Hendon Way, Hendon Central, London, NW4 3LP

Location Situated prominently on the busy A41, one of the main roads into central London from the M1 & M25 Motorways, very close to Hendon Central Underground Station (Northern Line), alongside a variety of retail and catering occupiers.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

Accommodation Comprises approximately 5775 sq ft (536 M²) on ground & lower ground floors with natural light to both. The ground floor has a ceiling height of 4m.

Ground Floor Front	1875 sq ft
Ground Floor Rear	2200 sq ft
Lower Ground	1700 sq ft
Total:	5775 sq ft (536 m²)

User Previously occupied by a charitable organisation for educational purposes, including ancillary catering and social events.

Amenities Triple Window Frontage
Part Air Conditioned
Rear Access
4.m Ceiling Height To Ground Floor
Parking For 18 Cars
Excellent Kitchen & WC Facilities

Lease New lease for a term by arrangement outside the security of tenure provisions of the Landlord & Tenant Act 1954. Lease to be on full repairing and insuring terms.

Rent **£99,000** p.a.x. VAT is not applicable.

Rates: Rateable Value £66,500 Barnet. Please confirm the actual amount payable with Barnet Council Rates Department

References: A charge of £250.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing By appointment only through 3H Property Consultants Ltd

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N.B.

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 warranty in relation to the property.

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