



(CGI REPRESENTATION)

LONDON

117-125 WEST HENDON BROADWAY
NW9 7BW

USE A1/A2/A3/D1/D2 CONSIDERED (STPP)

LOCATION

The subject unit, which is currently under construction and anticipated to be completed in Summer 2019, forms part of a mixed-use scheme on West Hendon Broadway at the corner with Cool Oak Lane. The scheme is located within half a mile of Hendon railway station and Staples Corner Retail Park. The demise will be let in shell and core condition.

ACCOMMODATION

The unit is arranged over Ground Floor only, comprising the following approximate floor areas:

Ground Floor	4,700 sq ft	437 sq m
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TERMS

Available on an effective FRI lease for a term of years to be agreed.

RENTAL

£85,000 per annum exclusive.

SERVICE CHARGE

TBC

BUSINESS RATES

Rateable Value 2019 To be assessed

Rates Payable 2019/2020 To be assessed

Interested parties are advised to seek confirmation of this figure from the local Valuation Office.

EPC

An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

Claudio Palmiero

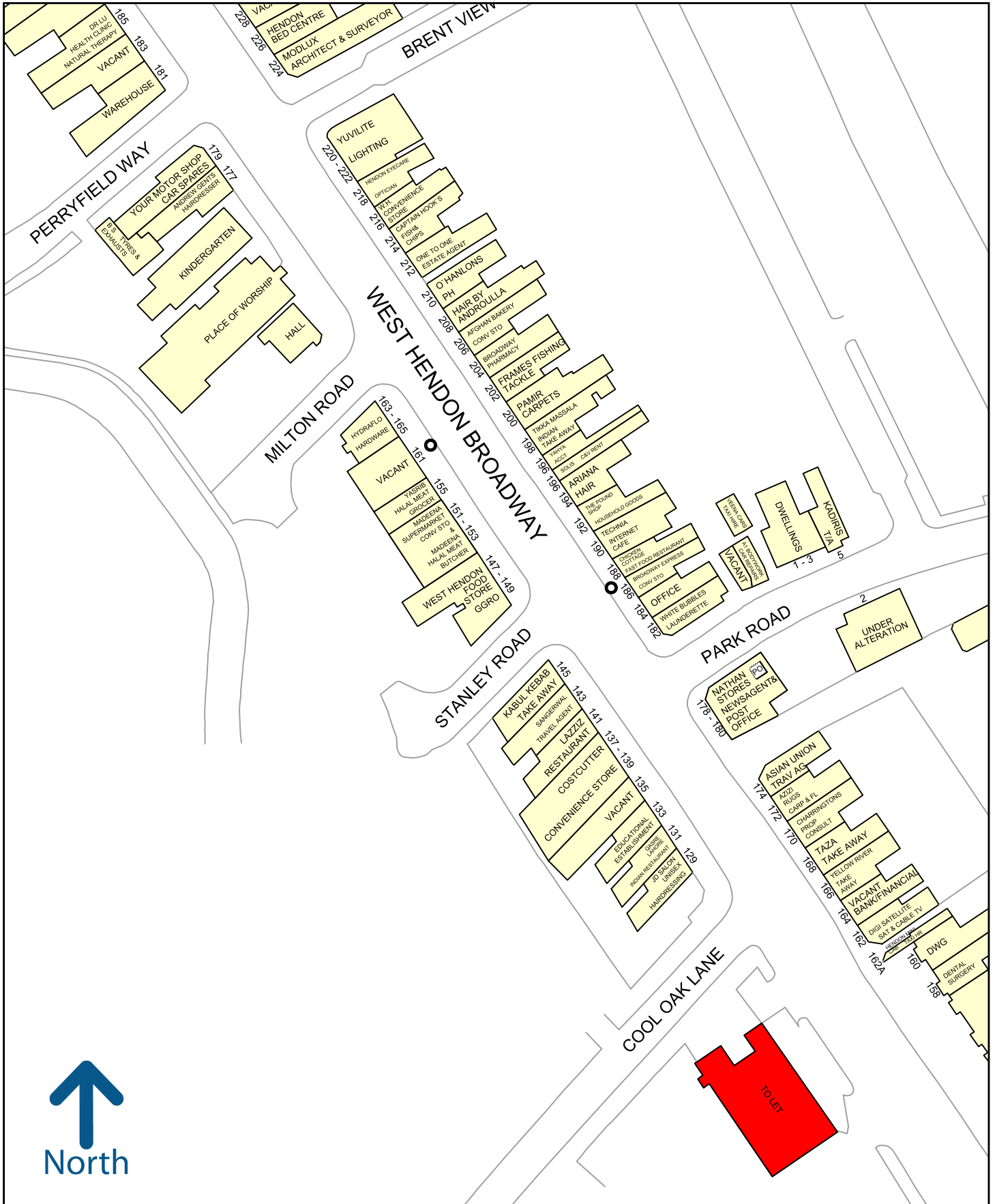
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50 metres

Experian Goad Plan Created: 31/01/2019
Created By: AS Retail Property Services Limited

