



LONDON

117-125 WEST HENDON BROADWAY  
NW9 7BW

THE SUBJECT UNIT HAS A1 PLANNING CONSENT AND A2/A3/D1/D2 WILL BE CONSIDERED (STPP)

LOCATION

The subject unit, which is currently under construction and anticipated to be completed in Autumn 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

£75,000 per annum exclusive.

INCENTIVES

A rent free period will be considered as part of the negotiation process.

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

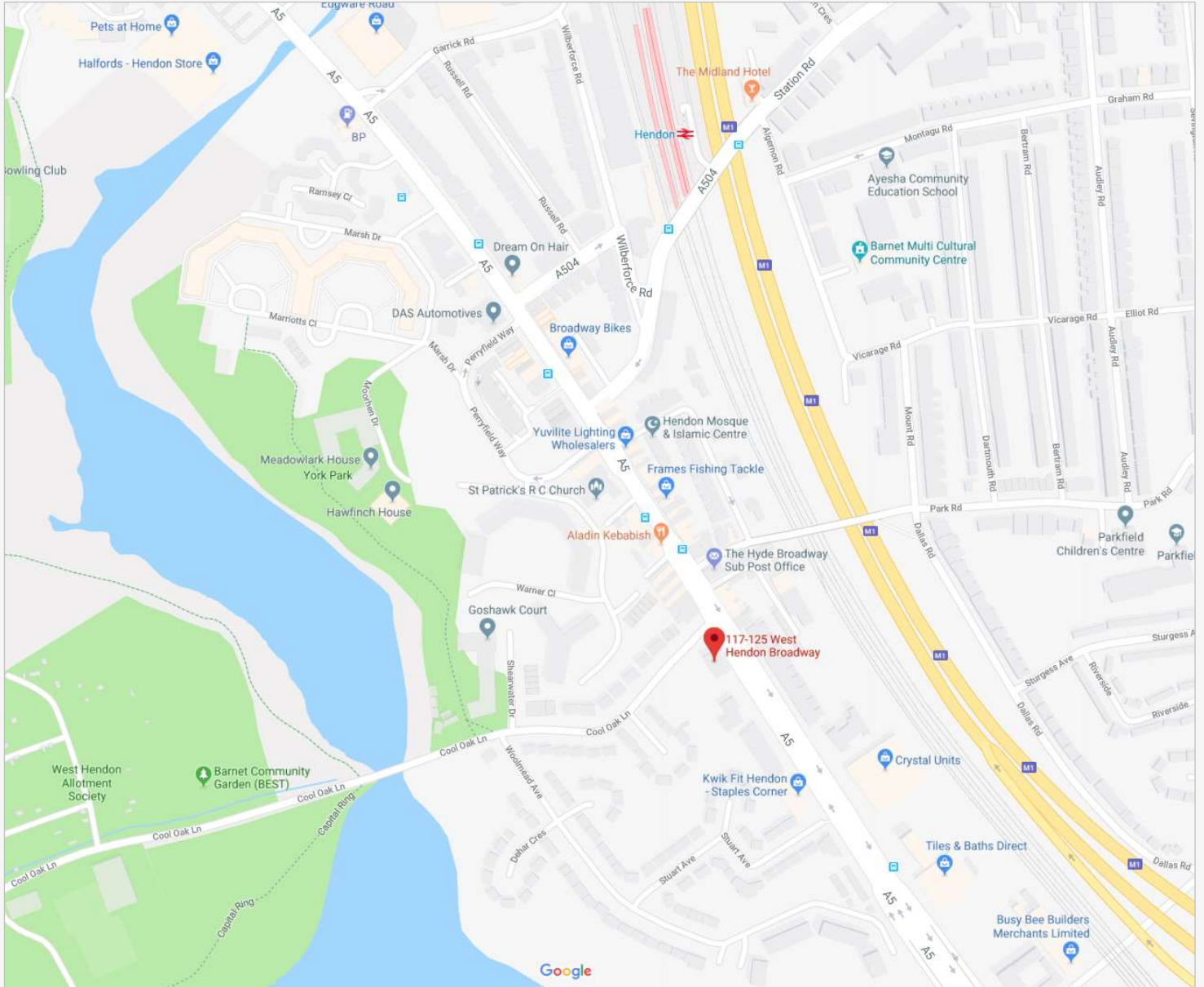
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**FURTHER INFORMATION**

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