

TO LET - OFFICE

ARGYLE HOUSE, JOEL STREET, NORTHWOOD HA6 1NW

01923 845 222
property@vdbm.co.uk

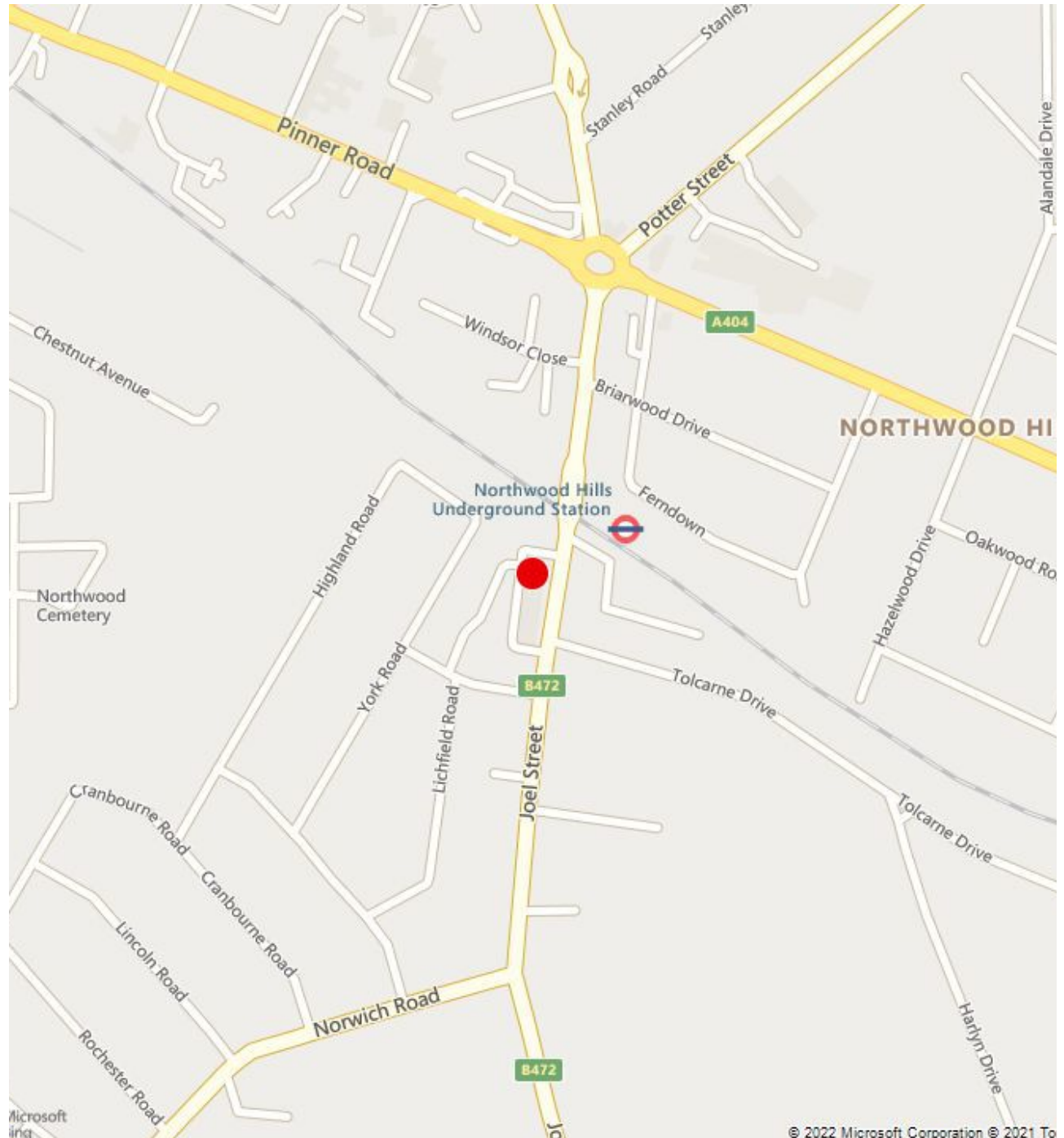


KEY FEATURES

- OFFICE SUITES TO LET
- MODERNISED BUILDING
- EXCELLENT LOCATION
- GROUND FLOOR MANNED RECEPTION
- PASSENGER LIFT TO ALL FLOORS
- LED LIGHTING

LOCATION

The property is situated opposite Northwood Hills Metropolitan Line Station in a landmark building. Northwood Hills is a densely populated residential area. At ground floor the building comprises shops and a restaurant and forms part of the large Northwood Hills shopping area. Multiple and local shops are represented together with restaurants and bars.







DESCRIPTION

Argyle House is a well-presented, four storey mixed use commercial building offering a range of newly modernised office suites, ideal for businesses seeking flexible and professional workspace in a prime location.

The building features a welcoming manned reception area on the ground floor providing a professional first impression for clients and visitors. All floors are accessed via a passenger lift ensuring full accessibility throughout the building.

Each suite has been recently refurbished to a high standard with LED lighting, air conditioning and plenty of natural light creating a comfortable and efficient working environment. The property offers a variety of suite sizes catering to start-ups, SMEs and established businesses alike.

BUSINESS RATES

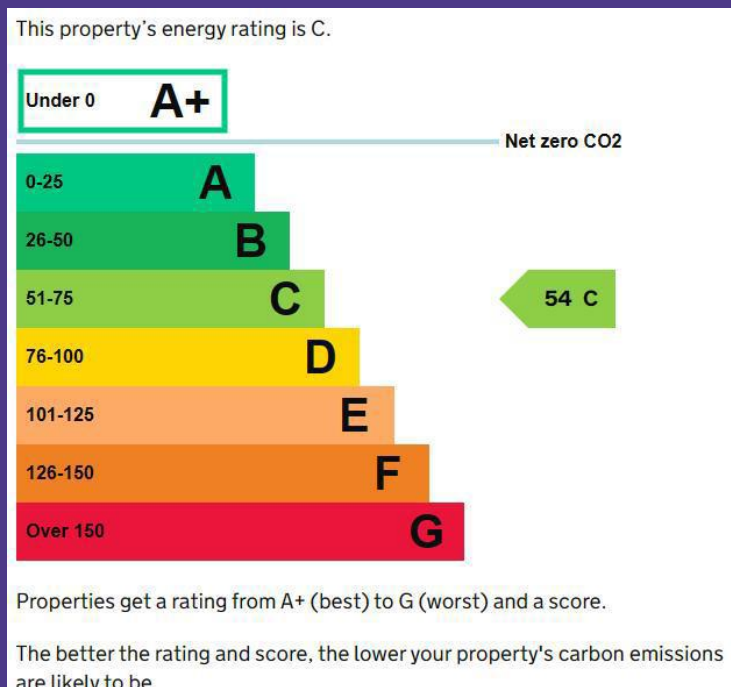
For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.



ACCOMMODATION	SQ FT	SQ M	ANNUAL RENT
SUITE 1K	455	42.27	£11,375
SUITE 2D	349	32.42	£8,725
SUITE 2J	353	32.79	£8,825
SUITE 2H1	183	17	£4,575
SUITE 2K	361	33.54	£9,025
SUITE 1L1	345	32.05	£8,625
SUITE 3G	437	40.6	£10,925

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (54).



RENT

£25.00 per sq ft per annum exclusive

TERMS

Flexible lease terms are available to suite a range of occupiers from short-term lets to longer-term arrangements. The suites are available on new leases for a term to be agreed.

Service Charge Insurance

Suite 1K - £5,493 Suite 1K - £360
Suite 1L1 - £4,200 Suite 1L1 - £275
Suite 2D - £4,913 Suite 2D - £283
Suite 2H1 - £2,645 Suite 2H1 - £161
Suite 2J - £4,708 Suite 2J - £284
Suite 2K - £4,811 Suite 2K - £348
Suite 3G - £6,388 Suite 3G - £291

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through VDBM.
tohvw@vdbm.co.uk 01023 815221

VDBM

Chartered Surveyors



01923 845 222
property@vdbm.co.uk

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