



AVAILABLE TO LET

1 China House

401 China House, Edgware Road, London NW2 6GY

Modern Lower Ground Floor Office

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This lower ground floor office was refurbished only a few years ago to a high standard and remains in good condition throughout.

Benefits include air-cooling, open plan, exposed high ceilings, good natural light, shared male & female WC's and a kitchenette.

Externally the property benefits from 1 parking space.

Images shown are indicative of the building in general and not of the office being marketed.

Rent	£14,280 per annum
Est. S/C	£4,998 per annum
Rates detail	Tenant to make their own enquiries to the London Borough of Brent
Building type	Office
Planning class	B1
Size	1,428 Sq ft
VAT charges	Plus VAT.
Lease details	The office is available by way of a lease assignment expiring October 2020, outside the Landlord & Tenant Act.
EPC certificate	Available on request

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/23431-1-china-house-401-china-house>



Competitive rent

Lease assignment

Modern office space

One parking space

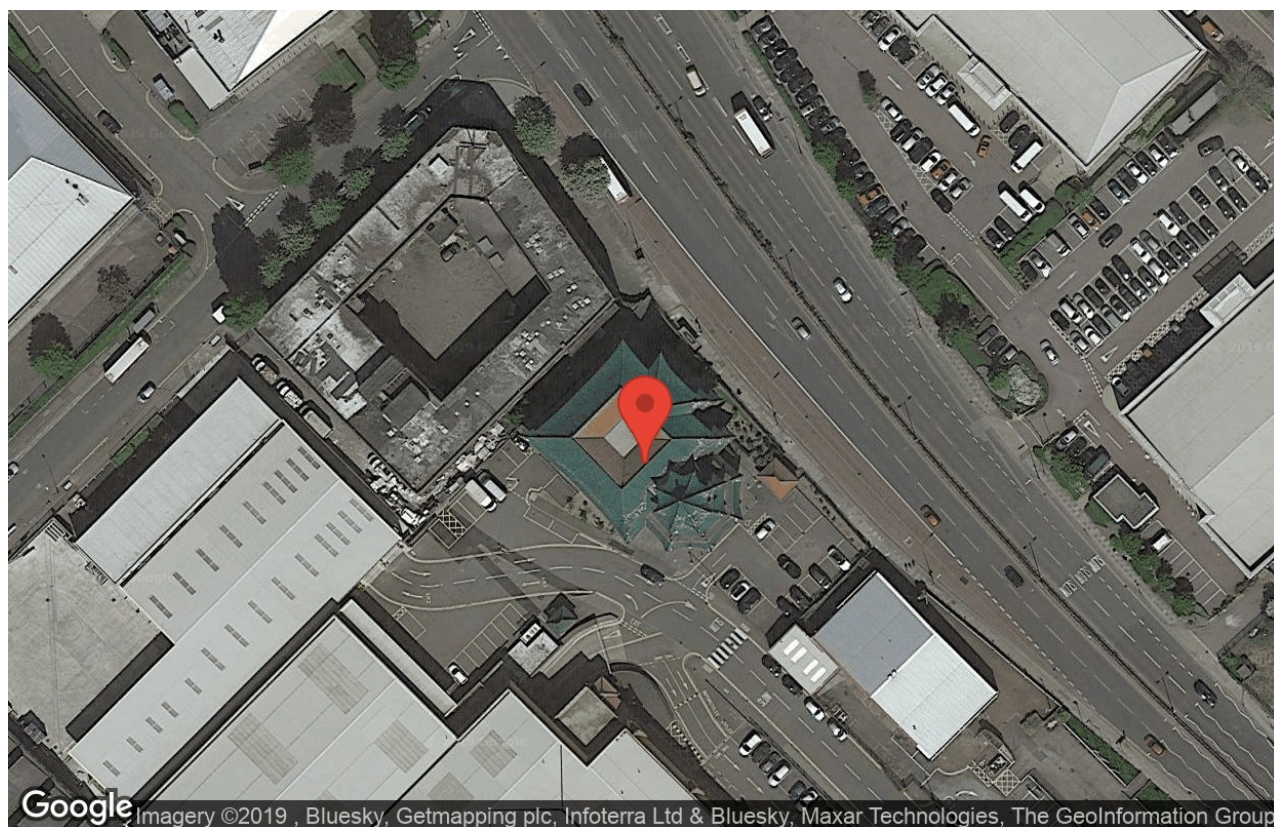
Air cooling throughout

In the heart of Staples Corner

Excellent access to The North Circular Road



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Data provided by Google

Location overview	A unique detached building in the heart of Staples Corner, situated on a small estate together with the Wing Yip Cash and Carry Superstore and Wing Yip Business Centre. Only a few minutes from The North Circular Road (A406), Junction 1 of the M1 Motorway and Edgware Road (A5).
Airports	London Heathrow 11.8m, London City 12.9m, London Luton 22.0m
National rail	Hendon 0.9m, Cricklewood 1.0m, Brondesbury 1.9m
Tube	Brent Cross 0.9m, Hendon 0.9m, Cricklewood 1.0m
Estimated rates	Tenant to make their own enquiries to the London Borough of Brent
Estimated service charge	£4,998.00 per annum
Legal costs	Each party to be responsible for their own legal costs.
VAT	Plus VAT.
Planning class	B1
Lease summary	The office is available by way of a lease assignment expiring October 2020, outside the Landlord & Tenant Act.
EPC	Available on request



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Quote reference: ChinaHouse

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.