

**BRAND NEW COMMERCIAL UNIT
 TO LET
 AT
 117-125 WEST HENDON BROADWAY, LONDON NW9 7BP**



Architect's impression. Not to scale.

This newly constructed ground floor commercial unit is part of the re-development as illustrated above, on the main Edgware Road (A5) at West Hendon Broadway on the corner with Cool Oak Lane.

The space totals approximately 37sqm/4,700sqft of commercial space currently believed to be E class.

The demise will be let in the usual shell and core condition.

There are 6 on site car parking spaces included in the demise.

Lease: a lease will be granted on full repairing and insuring terms to be drafted inside the confines of the Landlord and Tenant Act.

Rent guide: offers in the region of £90,000 per annum are invited for this high profile, well-located commercial unit.

IDENTIFICATION: Under the Money Laundering Regulations Act 2004, we are obliged to verify the identity of proposed tenants prior to instructing

solicitors in order to assist in preventing fraud and money laundering. This information is required by Law.



Internal demise in pink, forecourt blue. For illustrative purposes only.