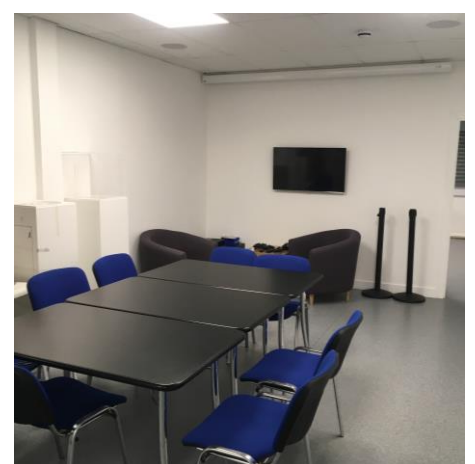
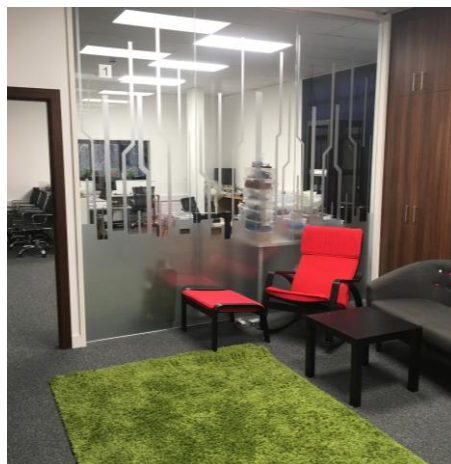


TO LET

SELF CONTAINED OFFICE/LIGHT INDUSTRIAL PREMISES WITH CAR PARKING

UNITS 6 & 7 THE EDGE BUSINESS CENTRE, HUMBER ROAD, NW2 6EW

TOTAL AREA 6,511FT² (604.8m²)



UNITS 6 & 7 THE EDGE BUSINESS CENTRE

HUMBER ROAD, LONDON, NW2 6EW



The property is located within The Edge Business Centre on Humber Road. The estate is well served by public transport links, with various bus routes running along Edgware Road, whilst Brent Cross Underground Station and Cricklewood Rail Station are located approximately 1 mile away.

Various shops and retail warehouses are located nearby, as well as the Brent Cross Shopping Centre which is approximately 1 mile away.

Description

The self-contained building is arranged over ground and first floors and has been fitted out as office space, with some storage space on the ground floor. The ground floor has a min eaves height of 2.74 metres and a max eave height of 3.3 metres.

Amenities

- A/C
- Gas Central Heating
- Perimeter Trunking
- Kitchenettes
- Male and Female W/C's
- Loading bay
- 18 designated parking spaces
- Bike racking
- Suspended ceilings
- CAT 6 cabling
- Passenger lift
- Good natural light

Accommodation

	ft ²	m ²
Ground Floor	2,893	268.7
First Floor	3,618	336.1
Total Area	6,511	604.8

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease:

The premises are available to rent on a new full repairing and insuring lease for a term to be agreed.

Rent:

£97,665 per annum exclusive.

Business Rates:

London Borough of Brent

Rateable Value: £74,500

Rates Payable: £36,728.50 per annum.

EPC Title:

C-75.

Estate Charge:

For 2017/2018 was £7,222 per annum.

VAT:

The premises are elected for VAT.

Legal Costs:

Each party to bear their own legal costs incurred in the transaction.

Viewing:

Strictly by appointment with sole agents

Strettons

Waltham House

11 Kirkdale Road

London, E11 1HP

Tel: 020 8520 9911

Fax: 020 8520 8022

strettons.co.uk

Jamie Mackenzie

Jamie.mackenzie@strettons.co.uk

020 8509 4404

Jan 19