

020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

3 Adjacent Industrial Units - May Split (Plus offices which could be made available) To Let

The Broadway, Mill Hill, London NW7



Unit 3

Description

Comprising a development of 3 refurbished industrial units with first floor offices in part. The units are being offered as one or alternatively can be rented individually with or without the self-contained first floor offices. There is 3 phase main supply to the development and parking for 3 vehicles.

Units 1 and 2 have single roller shutter access and unit 3 has a double roller shutter access. Units 2 and 3 both have separate offices at ground floor level. WC's are shared between the units.

Please note that access height is restricted to the development in so far as high sided lorries cannot gain access.

Also not suitable for motor trade repairs and maintenance.

First floor offices are open plan with open plan kitchen area and WC. Good natural light (windows to three walls), loft storage, roof terrace, gas central heating and air conditioning (not tested).

Please note the offices are currently let, but could be made available.

Location

Situated just off The Broadway in a mews. Mill Hill is a mecca for shops, restaurants and boutiques. Also within a short walking distance of Mill Hill Network Rail Station which offers a fast service to Kings Cross.

Areas

Unit 1 66.79 sq m (718.95 sq ft)
Unit 2 102.76 sq m (1106 sq ft)
Unit 3 111.95 sq m (1205 sq ft)

Floor to ceiling height 3.21 m

Offices 77.66 sq m (836 sq ft)

Terms

All available on new full repairing and insuring leases for a term to be agreed as follows:

Unit	Rent
Unit 1	£22,000 pa
Unit 2	£32,000 pa
Unit 3	£38,000 pa
Office	£20,000 pa

Business Rates

London Borough of Barnet – Rateable value for the 1st floor offices £12,250 and for the 3 workshops £24,250. Rates payable are approximately £4,751.71 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC – Applied for.

Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

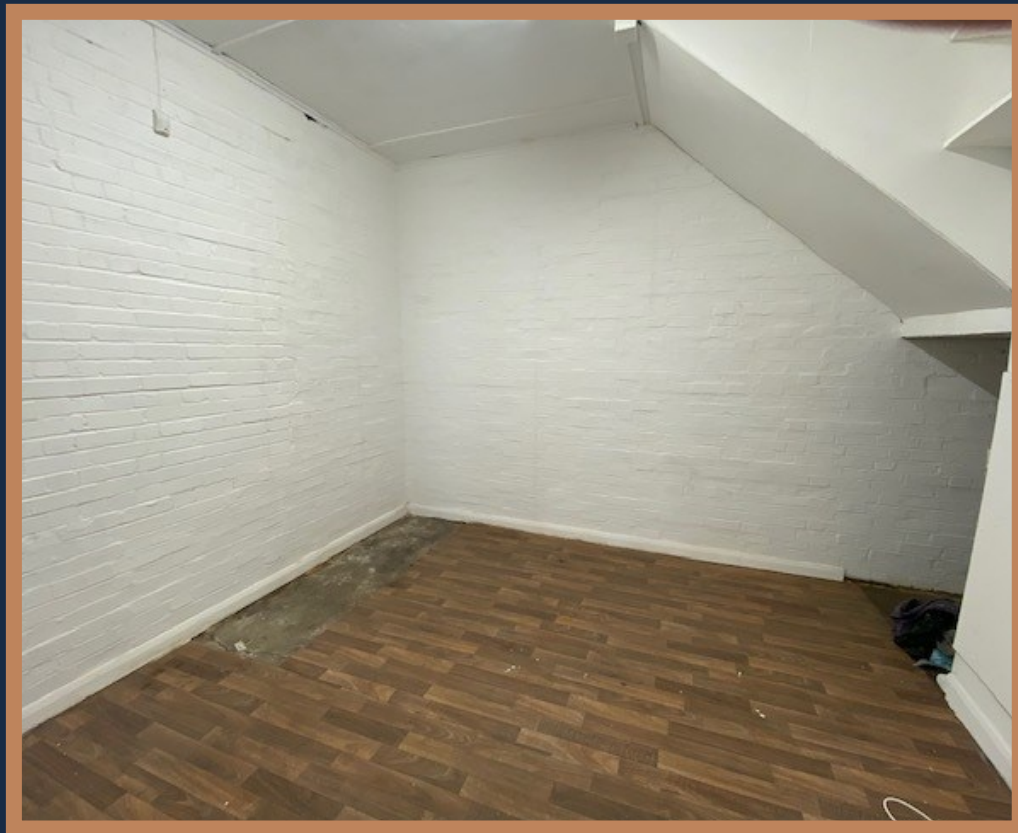
Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.



Unit 1



Unit 2



Unit 2



Unit 3



Unit 3



1st Floor Office

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Viewing

By appointment only via:

0208 559 1122

info@claridges-commercial.co.uk
claridges-commercial.co.uk

Offices

17 Hanover Square
London, W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex, IG8 OXR