



TO BE LET
SPACIOUS AIR CONDITIONED OFFICE BUILDING
10 BREASY PLACE, BURROUGHS GARDENS,
HENDON NW4
1,330 SQ FT APPROX

LOCATION

Breasy Place is situated just off The Burroughs close to the junction with Watford Way (A41) which provides speedy access to the West End and City. The North Circular Road (A406) and the M1 Motorway are within close proximity. Hendon Central underground station (Northern Line) and the shops are within easy walking distance.

1st Floor – Photos from previous occupiers for illustrative purposes only



ARLEN PROPERTIES LTD, Breasy Place, 9 Burroughs Gardens, Hendon NW4 4AU, U.K.
Telephone: 020 8203 6833 Fax: 020 8203 7771

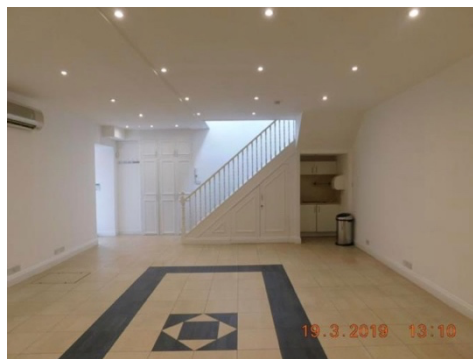
www.arlenproperties.co.uk email: mail@arlenproperties.co.uk

Registered Office: Suite A, 10th Floor, Maple House, High Street, Potters Bar, Hertfordshire EN6 5BS Registered no: 2643701

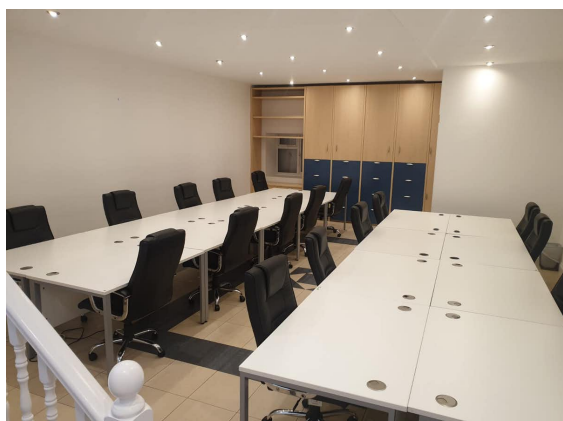
GENERAL

Breasy Place is a secure gated courtyard office development. The building is arranged on ground and first floors with an open plan layout on the ground with the first floor divided into 2 separate offices and boardroom providing an approximate gross floor area 1330 sq ft

Ground Floor :-



Photos of G/F from previous occupiers for illustrative purposes only



AMENITIES

- * Video entryphone
- * Security gates
- * Air-conditioning
- * Porcelain flooring
- * Kitchenette
- * 3 toilets
- * Alarm
- * Parking for 1 vehicle

LEASE

A new full repairing and insuring lease to be granted for a term of 3 years, subject to contract. The lease is to exclude the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

RENT

£3,500.00 per calendar month inclusive of water and business rates

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred;

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