



PETERMANS
LOCAL PROPERTY EXPERTS



**UNIT 5 HAWTHORN
BUSINESS PARK , 165
GRANVILLE ROAD ,
GOLDERS GREEN NW2
2AZ**

**Self contained office
building in gated
development**

**Long lease for sale
2671 sf ft (249 sq m)
£995,000 stc**

- Self contained office building
- Gated development
- 4 car parking spaces
- Excellent natural light
- Kitchens
- Open plan floors
- 250 Year Lease

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



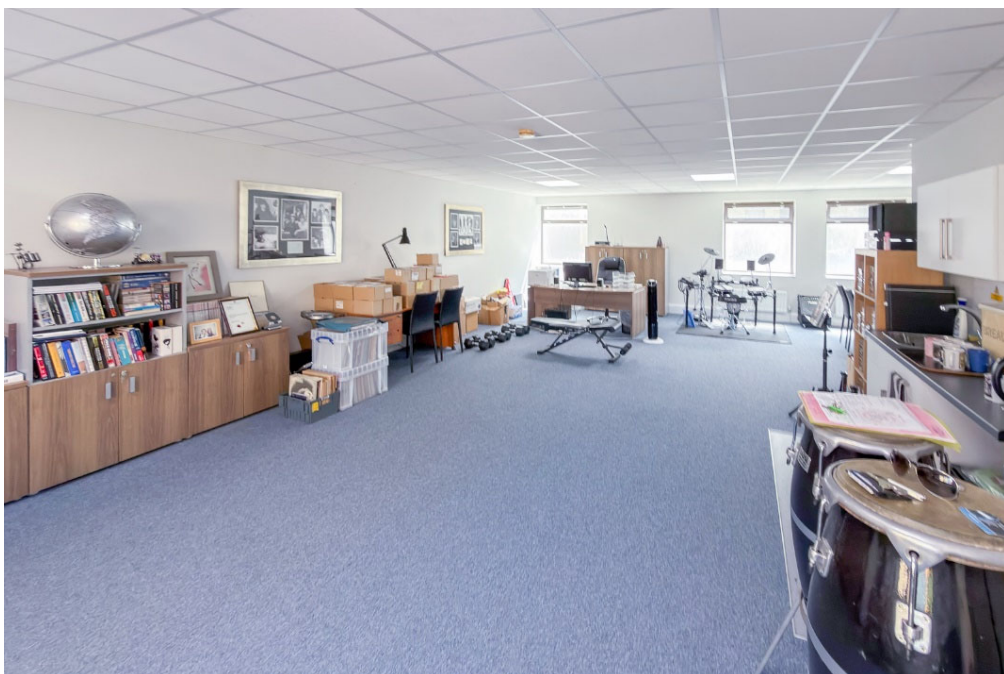
LOCATION

Hawthorn Business Park is a modern gated office development located on Granville Road . It is well located for Golders Green Underground Station (approx 0.7m). It is superbly located for Central and North London via the A41 , M1 and North Circular Road.

ACCOMMODATION

This self contained office building is arranged on G,1-2 floors and is laid out as open plan offices. There are w.c's on each floor and kitchen areas on all floors, within the offices. There is good natural light, suspended ceilings, perimeter trunking.

The building has 2 surface car spaces and 2 in the underground car park



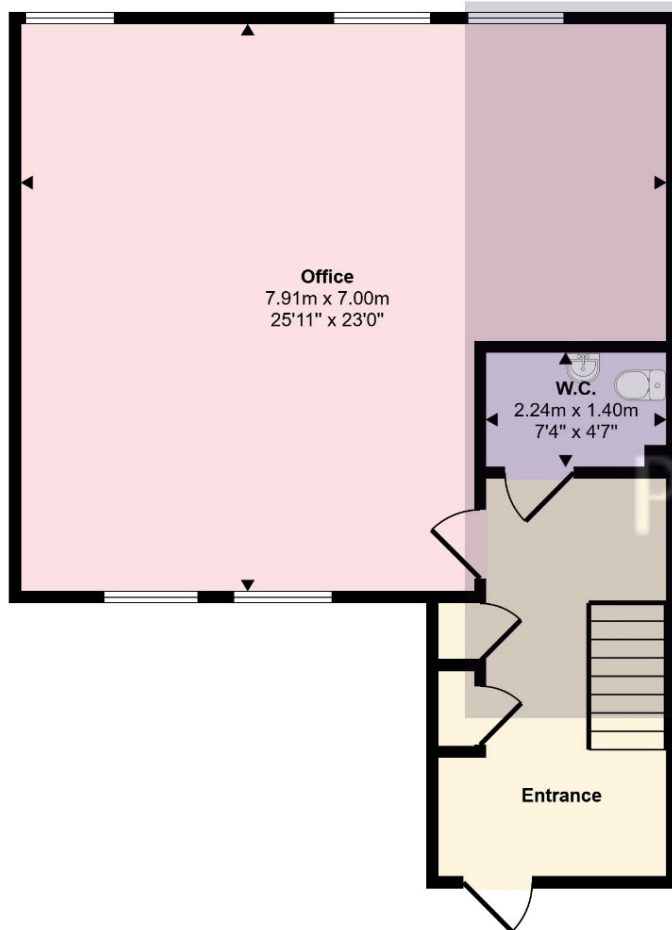
FLOOR AREA

GIA Floor areas are:

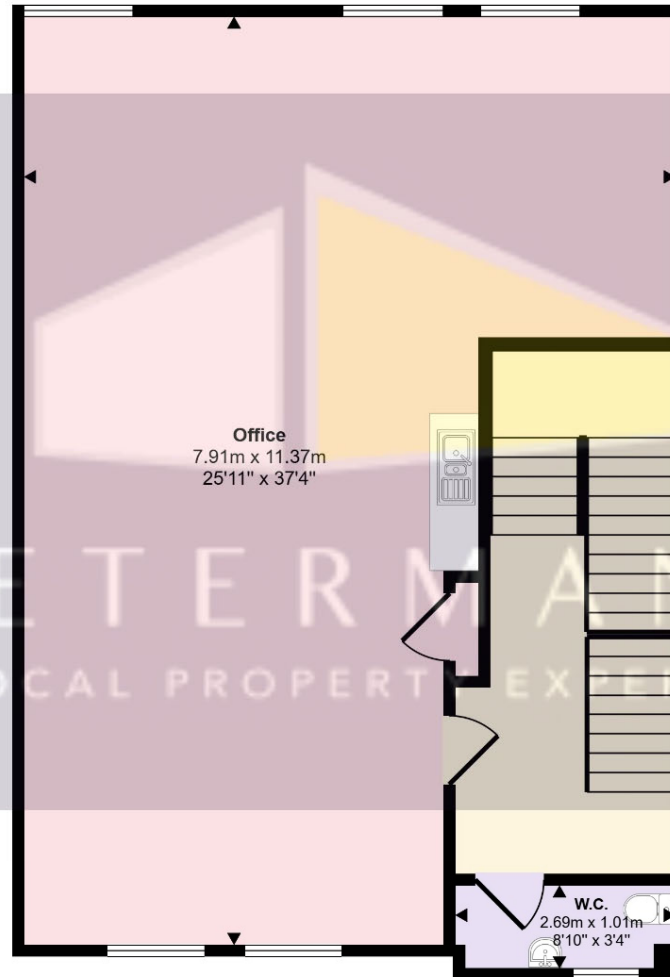
Ground	701 sq ft	65 sq m
First	985 sq ft	92 sq m
Second	<u>985 sq ft</u>	<u>92 sq m</u>
Total	2671 sq ft	249 sq m



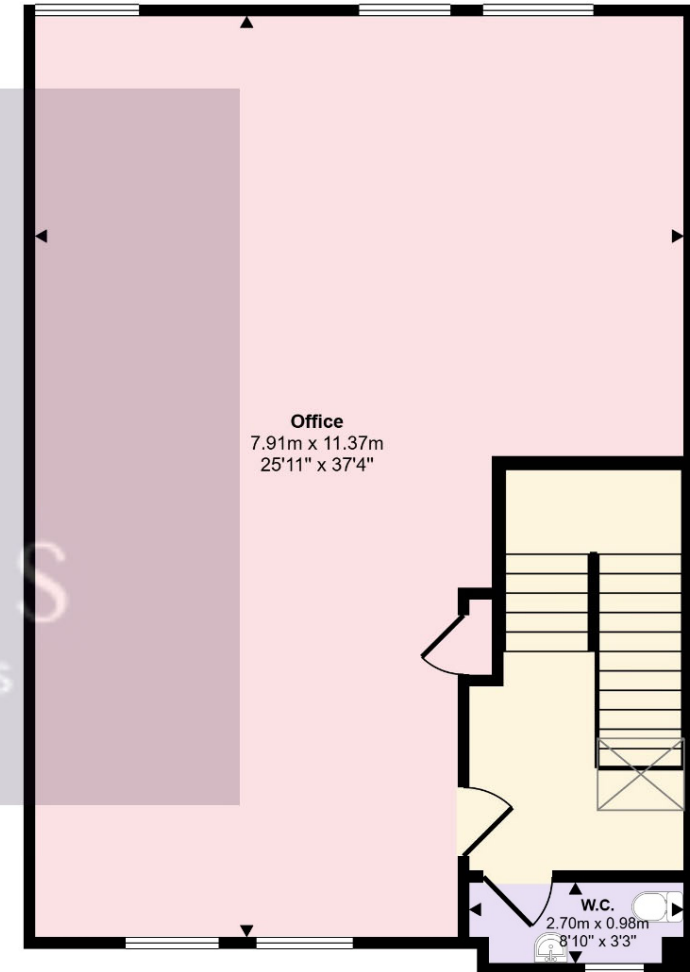
Approx Gross Internal Area
248 sq m / 2671 sq ft



Ground Floor
Approx 65 sq m / 701 sq ft



First Floor
Approx 92 sq m / 985 sq ft



Second Floor
Approx 92 sq m / 985 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



TENURE

Long lease: The property is held on a long lease of 250 years from 2018 at a peppercorn ground rent

PRICE

£995,000 subject to contract plus VAT

SERVICE CHARGE

We have been advised that the s/c for 2025-2026 is £1353.66 per ¼ + VAT

RATES

RV £25,000

Please check the www.voa.gov.uk website

EPC

59 C

LEGAL COSTS

Each party to be responsible for their own costs incurred

VIEWINGS

By appointment only via:

Howard Peterman of Petermans on:

020 8958 5040 or 07973 224048

howard@petermans.co.uk

