

# TO LET

## MODERN OFFICE SUITE TO LET IN NORTHWOOD HILLS

**PART 3RD FLOOR ARGYLE HOUSE** Joel Street, Northwood Hills HA6 1NW



### Features

- 2,325 Sq Ft (215.99 Sq M)
- £25.00 Per Sq Ft
- Well Maintained Building
- Opposite to Northwood Hills Station
- Designated Parking
- Flexible Lease Terms

### Summary

**Newly fitted 3rd floor office suite available to occupy**

**Prime location opposite Northwood Hills Station**

**Available on flexible lease terms to be agreed**



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**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
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#### Location

Joel Street is a busy secondary shopping area, serving the local community of Northwood Hills. This property benefits from good communications with Northwood Hills underground station (Metropolitan Line) opposite. Joel Street has an eclectic mix of national and independent retailers including a large Co-op, Nisa, Costa Coffee and Tesco. There are also several other large office buildings, two major schools and a range of bars and restaurants.

#### Description

Argyle House is a well-positioned landmark building which offers a range of modern office suites. The 3rd floor suite is ready to occupy and consists of approx. 2,325 sq. ft. The suite has been recently fitted out to a high standard. Located on this floor is also communal kitchen and male/female WCs. There is manned reception on the ground floor, a passenger lift to all floors, LED lighting and air conditioning. Designated parking spaces are also included.

#### Tenure

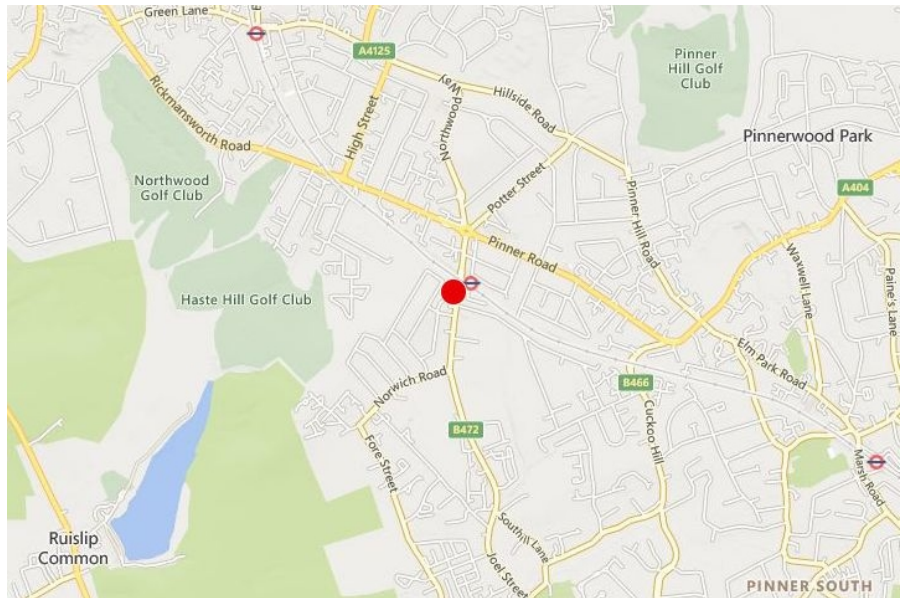
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#### Terms

This office is available on a new lease for a term to be agreed. The rent is £25 per sq. ft plus VAT. There is also a service charge of approx. £10 per sq. ft. in addition to this.

#### Business Rates

Prospective occupiers are advised to make their own enquiries as to the rates payable.



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### VAT

VAT may be applicable

### EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (54).

### Legal Costs

Each party to bear their own legal costs.

### Viewing

By prior arrangement via letting agents Chamberlain Commercial - contact Harrison Grinter 0208 429 6899

### Contact

Harrison Grinter 0208 429 6891  
harrison@chamberlaincommercial.com



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