

# TO LET - OFFICE



## Argyle House, Joel Street, Northwood HA6 1NW

349 - 1,518 Sq Ft (32.42 - 141.02 Sq M)

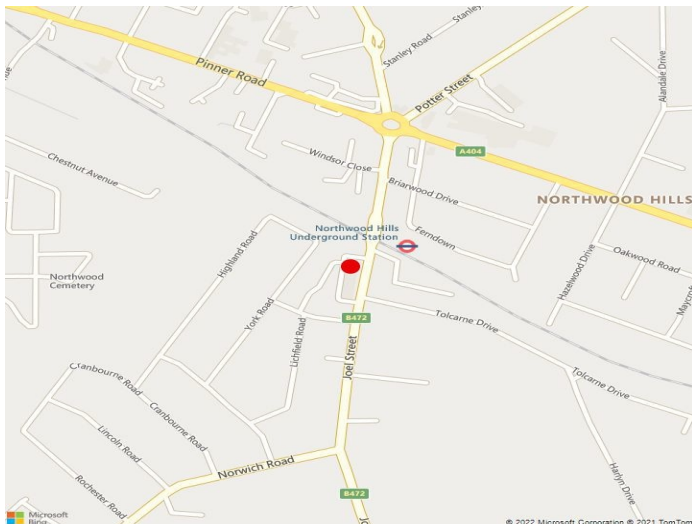
£25.00 per sq ft per annum exclusive

**24 HOUR ACCESS**

- OFFICE SUITES TO LET
- MODERNISED BUILDING
- EXCELLENT LOCATION
- GROUND FLOOR MANNED RECEPTION

## Location

The property is situated opposite Northwood Hills Metropolitan Line Station in a landmark building. Northwood Hills is a densely populated residential area. At ground floor the building comprises shops and a restaurant and forms part of the large Northwood Hills shopping area. Multiple and local shops are represented together with restaurants and bars.



## Description

Argyle House is a well-presented, four storey mixed use commercial building offering a range of newly modernised office suites, ideal for businesses seeking flexible and professional workspace in a prime location.

The building features a welcoming manned reception area on the ground floor providing a professional first impression for clients and visitors. All floors are accessed via a passenger lift ensuring full accessibility throughout the building.

Each suite has been recently refurbished to a high standard with LED lighting, air conditioning and plenty of natural light creating a comfortable and efficient working environment. The property offers a variety of suite sizes catering to start-ups, SMEs and established businesses alike.



## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.

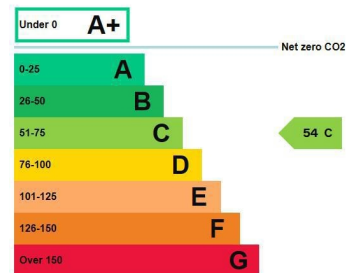
## Accommodation

Accommodation	sq ft	sq m	Rent
Suite 1K	455	42.27	
Suite 2J	353	32.79	
Suite 2D	349	32.42	
Suite 2K	361	33.54	
Total Area	1,518	141.02	£25

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (54).

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Rent

£25.00 per sq ft per annum exclusive

## Terms

Flexible lease terms are available to suite a range of occupiers from short-term lets to longer-term arrangements. The suites are available on new leases for a term to be agreed.

## Service Charge

Suite 1K - £5,493

Suite 2D - £4,913

Suite 2J - £4,708

Suite 2K - £4,811

## Insurance

Suite 1K - £360

Suite 2D - £283

Suite 2J - £284

Suite 2K - £348

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.

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