

**PRIME COMMERCIAL OFFICE FLOORS**

## 307 Cricklewood Broadway

Cricklewood, NW2 6PG

**HIGHLY PROMINENT  
COMMERCIAL BUILDING  
Second and Third Floors**

**CRICKLEWOOD NW2 6PG**

**TO BE LET**

**6,652 to 13,384 sq ft**  
(617.99 to 1,243.41 sq m)

- Highly Prominent Building
- Excellent Natural Light
- Gas Central Heating
- Male & Female WCs
- Air Conditioning
- Kitchen Facilities
- 2 Passenger Lifts

## Summary

<b>Available Size</b>	6,652 to 13,384 sq ft
<b>Rent</b>	£20 per sq ft
<b>Business Rates</b>	To be reassessed
<b>Service Charge</b>	TBC
<b>EPC Rating</b>	B (48)

## Description

This property is situated in a highly prominent position on the West side of Cricklewood Broadway and at the junction of Temple Road. The building is situated close to many retail warehouses, shops and restaurants. The property is well served by road and transport communications with Junction 1 of the M1 and the North Circular being extremely close by. The entire area has undergone major regeneration with many newly built blocks of flats together with new commercial and retail spaces, schools and health care facilities. Brent Cross shopping centre is within walking distance, the newly built Brent Cross West Station is within a few minutes walk. It is positioned on the Midland Main Line between existing Hendon and Cricklewood stations. It will take just 12 minutes for passengers to reach Kings Cross St Pancras station. Numerous bus routes also serve the area.

## Location

Comprises a highly prominent commercial building with the available floors arranged on the second and third floors. The floors are presently split up into various large open and private areas. The floors are ideally suited for various uses including offices, educational, medical and leisure purposes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
2nd - Office / Leisure	6,652	617.99	£133,100 /annum	Available
3rd - Office / Leisure	6,732	625.42	£134,640 /annum	Available
<b>Total</b>	<b>13,384</b>	<b>1,243.41</b>		

## Lease(s)

New Full Repairing and Insuring Lease for a term of years to be agreed subject to periodic rent reviews. The Lease is to be granted outside the security of the Landlord and Tenant Act 1954.

## Legal Costs

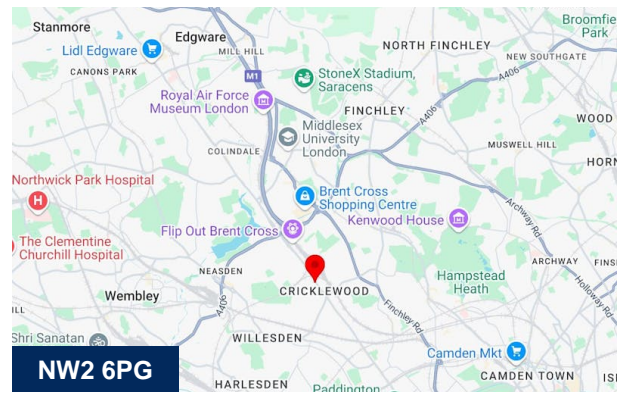
Each party to bear their own legal costs

## IDENTIFICATION:

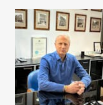
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Viewings

Strictly by appointment through Vendor's SOLE agents, Christo & Co.



## Viewing & Further Information



**Paul Stone**

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