

Sutherland House

70-78 West Hendon Broadway, London, NW9 7BT

EGM
COMMERCIAL



TO LET

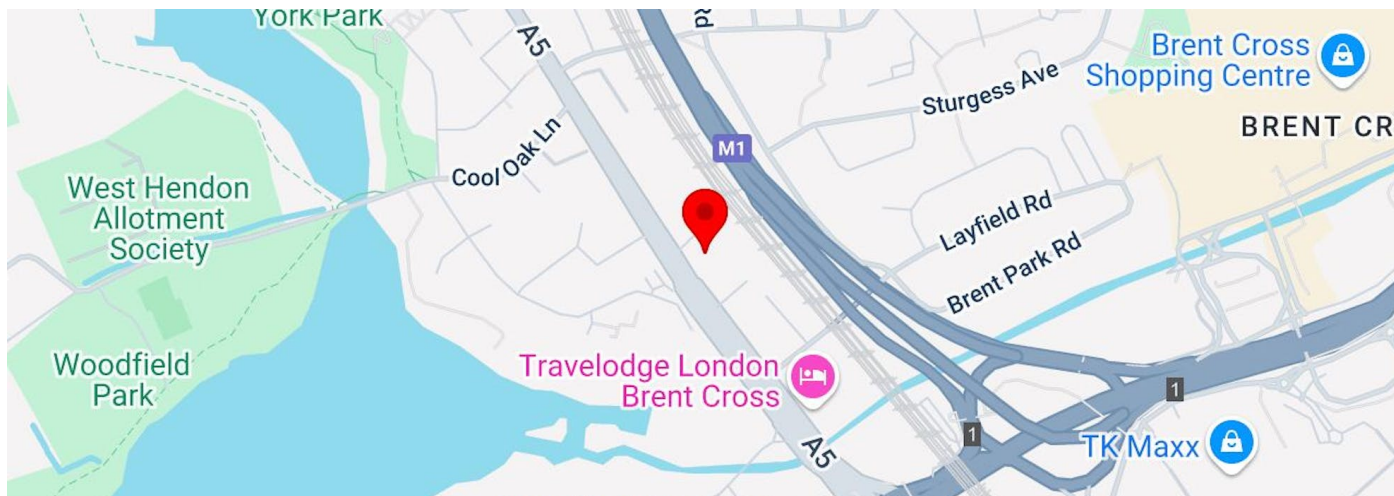
1,280 SQ FT

TO LET
Office

- Prime location
- Great Natural light
- Open plan space
- W.C.
- Parking
- Within easy reach of the M1, A41 and North Circular
- Great transport links direct to the property
- Lift

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Summary

Available Size	1,280 sq ft / 118.92 sq m
Rent	£20,000 per annum
EPC	Upon enquiry

Description

EGM Commercial is pleased to bring to market Sutherland House, a multi-let office building arranged over the ground and five upper floors. The building is well-maintained and offers 24/7 access, with parking available at the rear of the property.

The available office is located on the 2nd floor, left hand side of the building and is currently configured as open plan space. It benefits from excellent natural light and great floor to ceiling heights. A communal kitchen is provided for all tenants on the second floor.

If you're a business looking to establish a presence or expand in West Hendon, we recommend reaching out today this space won't be available for long.

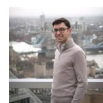
Location

The building stands on the southbound carriageway of the A5-Edware Road on West Hendon Broadway. Sutherland House lies close to one of London's most accessible road network junctions at Staples Corner and is within easy reach of the M1, A41, A1 & North Circular Road (A406).

Junction 1 of the M1 is approximately 0.6 miles from the property. Hendon Thameslink Station and Hendon Underground Stations are approximately 10 and 20 minute walks respectively. 'Sutherland House' bus stop is located directly in front of the buildings main entrance.

Viewings

Monday-Friday 9am-6pm



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