

SUTHERLAND HOUSE

70-78 WEST HENDON BROADWAY, HENDON, NW9 7BT

FOREST
REAL ESTATE

TO LET

1,935 SQ FT

Open plan office due to be refurbished with 7 allocated parking spaces.

Key Features

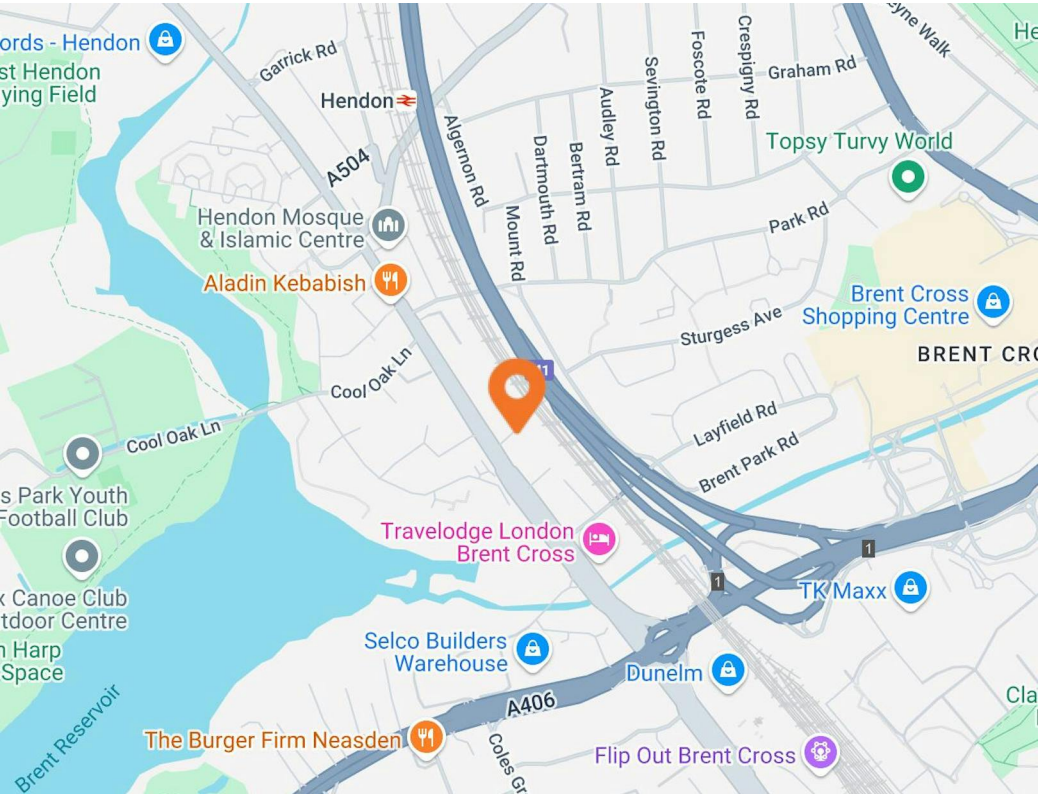
- Open plan
- Lift access
- LED lighting
- 7 allocated parking spaces
- Fourth floor with views of Wembley Stadium
- Due to be refurbished
- Dual aspect natural light
- 24/7 access
- Short walk to Hendon Thameslink Station
- Air Heating





4th Floor, Sutherland House, 70-78 West Hendon Broadway
Hendon, NW9 7BT





Description

The building entrance has recently been refurbished along with the fourth floor office which is now a modern open plan space. Natural light comes from dual aspect windows.

Other benefits include individually controlled gas heating, fresh air system, carpet throughout, perimeter trunking, secondary glazing, shared WC's and kitchen.

Please note photographs are indicative of the refurbishment to be conducted.

Location

Sutherland House is situated on the southbound carriageway of the A5 Edgware Road on West Hendon Broadway. Sutherland House is located close to road networks that include the M1, A41, A1 & North Circular Road (A406) which leads to the M40, M4 and M25

Hendon Thameslink station is located approximately 0.45 miles away whilst Brent Cross Shopping Centre is less than 1 mile away.

The 32 and 142 buses stop directly outside the building.

VAT

Plus VAT.


SUTHERLAND
70
HOUSE
78




SUPERB OFFICES TO LET
TO LET



Availability

The accommodation comprises of the following

Name	sq ft	sq m	Availability
4th	1,935	179.77	Let
Total	**1,935**	**179.77**	

Lease	New Lease
Rent	£30,000 per annum
Rates	£13,597.75 per annum
Service Charge	To be confirmed.
VAT	Applicable
EPC	C (55)

Contact

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