



## MODERN SECOND FLOOR OFFICE IN STAPLES CORNER WITH A COMPETITIVE RENT

### UNIT 205

China House, 401 Edgware Road, NW2 6GY

Office

## TO LET

602 sq ft

(55.93 sq m)

- Competitive rent
- Modern office space
- One parking space
- In the heart of Staples Corner
- Excellent access to The North Circular Road

# Unit 205, China House, 401 Edgware Road, London, NW2 6GY

## Summary

<b>Available Size</b>	602 sq ft
<b>Rent</b>	£7,525 per annum + VAT
<b>Rates Payable</b>	£4,041.90 per annum Tenant to make their own enquiries to the London Borough of Brent.
<b>Rateable Value</b>	£8,100
<b>Service Charge</b>	£4,353.66 per annum + VAT
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Description

Modern second floor office in a prominent business center in Staples Corner.

Benefits include open plan accommodation, carpets, suspended ceilings, good natural light, shared male & female WC's and a kitchenette.

Externally the property benefits from 1 parking space.

Access to the building is controlled, due to the cash and carry business being on site. All occupiers, their visitors and their employees benefit from 24 hour on site security however access to China House is restricted between 11.30pm and 06.30am each day. Public holidays and out of hours access can be arranged subject to notice and agreement.

## Location

205 China House, NW2 6GY, is a well-positioned office unit located in the Staples Corner area, offering excellent transport connections. It's close to the North Circular (A406), M1 motorway, and within easy reach of the newly opened Brent Cross West station, providing quick access to central London via Thameslink services. The location is also well-served by local bus routes and benefits from nearby retail and business amenities. This makes it a convenient and accessible spot for businesses looking for a well-connected base in North West London.

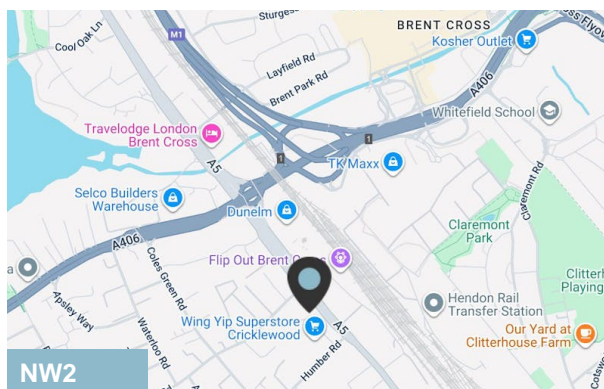
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	602	55.93	Available
<b>Total</b>	<b>602</b>	<b>55.93</b>	

## Legal costs

Tenants to be responsible for the landlords legal costs.



## Viewing & Further Information



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