



Open plan first floor office
With 1 parking space

SUITE 1, 6 EDGE BUSINESS CENTRE

NW2 6EW

Office
TO LET

221 sq ft
(20.53 sq m)

- Located in a modern estate in Staples Corner
- Walking distance to the brand new Brent West Station (Thameslink)
- Flexible terms available
- Ideal for 1-4 people
- Air-conditioned
- Additional file / store room included
- Lift

Summary

Available Size	221 sq ft
Rent	£6,000 per annum
Business Rates	N/A
Service Charge	£1,349.04 per annum Includes utilities and service charge
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

This 221 sqft first floor office comes with a large storage cupboard and 1 parking space. The space benefits from good natural light, air conditioning, a lift and a shared kitchen with WC.

Suitable for a range of businesses and available in October.

Location

The property is located in a modern commercial development situated at the northern end of Humber Road close to the junction of the A5 Edgware Road, a short distance from the Staples Corner Interchange with the A406 North Circular Road and Junction 1 of the M1 Motorway. The Staples Corner Interchange provides good communications to the West and the East via the A406 North Circular Road, as well as the North via Junction 1 of the M1 Motorway.

Accommodation

The accommodation comprises the following areas:

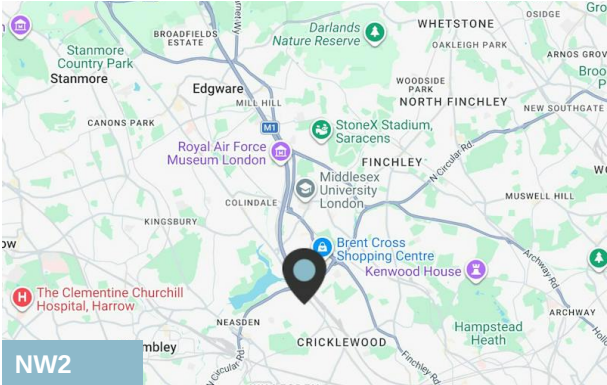
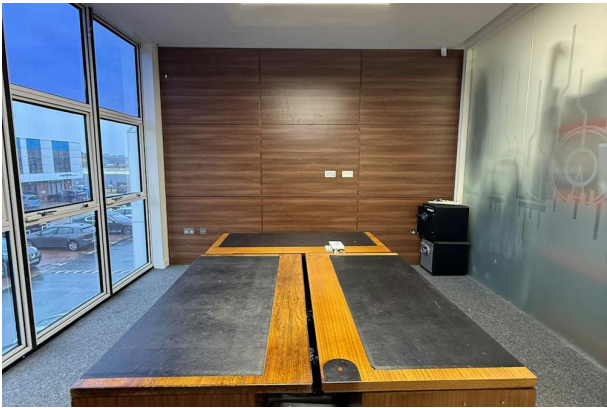
Name	sq ft	sq m	Availability
1st - Office	221	20.53	Available
Total	221	20.53	

Viewings

Via arrangement with Dutch & Dutch

Terms

A new lease for a term by arrangement.



Viewing & Further Information



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