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London Properties



House, Second Floor, Northwood Hills, Middlesex

London Properties are pleased to offer to the market this newly build 2nd floor office space located at Lynx House a well-positioned building which offers a range of modern office suites. The 2nd floor suite is ready to occupy and consists of approx. 70.0 sq meter - 807 sq ft. The suite has been recently built & newly fitted out to a high standard. Located on this 2nd floor is also kitchenette area and WCs. There is manned reception on the ground floor, LED lighting and air conditioning and included in the rent is electric and water bills. internal Viewings are highly recommended through London Properties by appointment only.

£27,000 Per Annum



Harrow Weald Branch Tel: 020 8861 4615

95 High Street, Harrow Weald, Middlesex, HA3 5DL. Fax: 020 8861 3610 Email: info@london-properties.co.uk

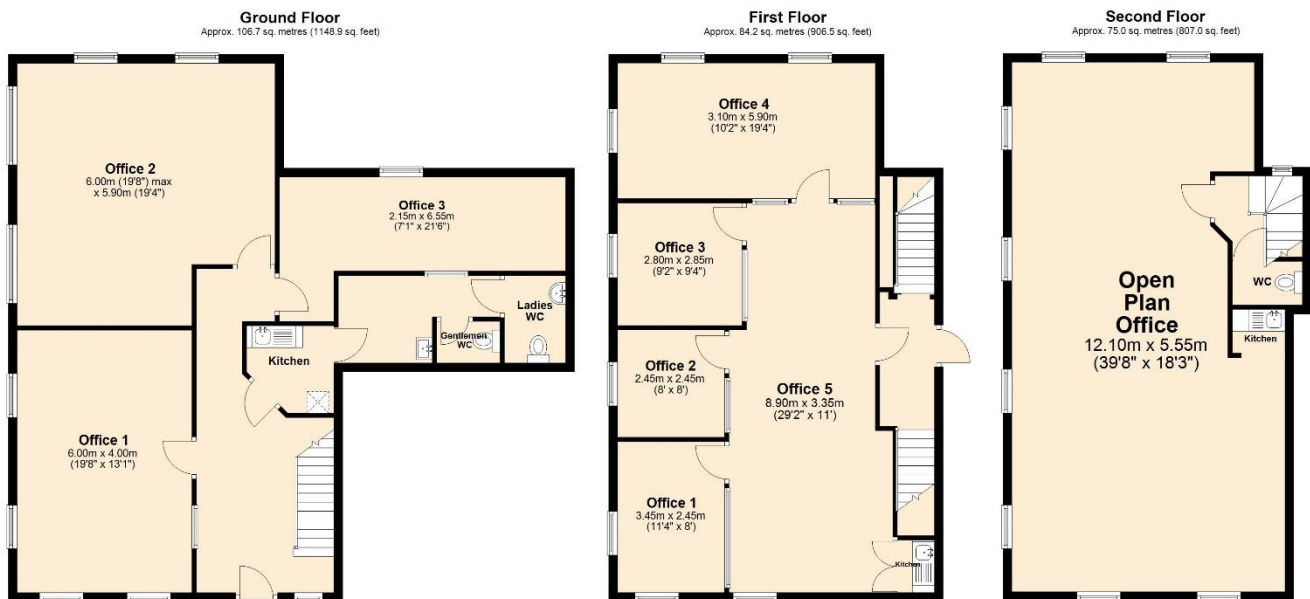
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Proprietor: Mukesh B. Mehta

ADDITIONAL PHOTOGRAPHS



London Properties on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.



Total area: approx. 265.9 sq. metres (2862.4 sq. feet)

Lynx House, Second Floor, Northwood Hills, Middlesex, HA6 1PQ

LOCATION:

The property is situated opposite Northwood Hills Metropolitan Line Station in a landmark building. Northwood Hills is a densely populated residential area

DESCRIPTION:

Lynx is a well-positioned building which offers a range of modern office suites. The 2nd floor suite is ready to occupy and consists of approx. 70.0 sq meter - 807 sq ft. The suite has been recently built & newly fitted out to a high standard. Located on this 2nd floor is also kitchenette area and WCs. There is manned reception on the ground floor, LED lighting and air conditioning and included in the rent is electric and water bills.

USES:

Class E & Office

RENTAL:

£27,000 per annum

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BUSINESS RATES:	To be confirmed
LEGAL COST:	Each party bears their own legal cost
LOCAL AUTHORITY:	Hillingdon
ENERGY PERFORMANCE CERTIFICATE:	Energy Performance Asset Rating is 36 Rating. B copy of this property's energy performance certificate is available on request
REFERENCE CHARGE:	London Properties charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, whether they are accepted or not by the Landlord.
HOLDING DEPOSIT:	A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the London Properties client account
AGENT NOTE:	<p>London Properties for themselves for Lessors, Vendors and their agents, give notice that:-</p> <ol style="list-style-type: none"> 1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries. 2. These details do not constitute any part of an offer or contract. 3. All statements or details contained within these particulars are without any responsibility on any part, to London Properties. 4. All rent prices, fees and charges are quoted exclusive of VAT
VIEWINGS:	Internal viewings are highly recommended through London Properties by appointment only
MAILING LIST:	We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.
DETAILS BY E-MAIL:	<p>We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at:</p> <p>info@london-properties.co.uk</p>

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**FREE VALUATIONS &
MARKETING ADVICE:**

We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on:
020 8861 4615

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