

Claridges

COMMERCIAL PROPERTY CONSULTANTS

SELECTION OF OFFICES AVAILABLE TO LET ON AN ALL INCLUSIVE BASIS FROM 123 SQ FT – 804 SQ FT



KINGSBURY, LONDON NW9

- *24 hour access**
- *Air conditioned**
- *Including business rates**
- *Cleaning of common parts**
- *Buildings insurance**
- *Shared kitchen area/WC's**

020 8559 1122





Location:

The studio Jubilee Close is situated directly off Townsend Lane which intersects with Kingbury Road (A4006) by Silver Jubilee Park. The nearest underground station is Kingsbury (Jubilee Line) which is approximately half a mile away. Kingsbury Road intersects with the Edgware Road and provides easy access to the A406 North Circular Road and M1 motorway junction 1.

Description:

Comprising a selection of office suites which are mainly furnished with desks and ready for occupation. Most of the space is air conditioned (not tested) and is offered on an all inclusive basis to include rent, business rates, cleaning of common areas, heating/air conditioning and buildings insurance. You would be responsible for your own electricity and internet/telephone costs. Shared kitchen/staff room and WC's plus use of roof terrace when weather allows.

Areas:

Office 1 (2 nd floor)	258 sq ft (currently with 8 desk positions)
Office 2 (2 nd floor)	286 sq ft (can be amalgamated with office 1 by removing the partition wall)
Office 3 (3 rd floor)	137 sq ft
Office 4 (3 rd floor)	123 sq ft

Terms:

To be let on a lease or licence at an all inclusive rent as set out above as below:

Office 1	£1,000 pcm
Office 2	£1,000 pcm
Office 3	£650 pcm
Office 4	£650 pcm

Business Rates:

Rent includes business rates.

Reference Charge:

Claridges 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.

Viewing:

**By Appointment only via Sole Agents
Claridges Commercial – 020 8559 1122
E: info@claridges-commercial.co.uk**

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.