



HENDON

**SENATOR HOUSE, GRAHAM STREET, HENDON WAY
NW4 3LP**

LOCATION

Senator House occupies a prominent and well located position on the first floor above The Hendon Public House fronting Hendon Way. Access to the office suites (there are three) is via a dedicated stair from Graham Street and there are two car parking spaces available at the rear of the pub.

ACCOMMODATION

From Graham Street via the shared entrance stair to the first floor where ladies and gents shared w/c's are located. Suite b is located on the left. Currently divided into 4 very useable areas of accommodation, the main body comprising 445 sq ft plus 3 smaller offices of 67, 156 and 119 sq ft respectively. In all 785 sq ft. The space is well provided with power and telecoms points and there is a kitchen area within the main room. Heating is via wall-mounted radiators and is provided by the landlord.

TENURE

Premises are available on a new lease for a minimum of 3 years.

TO LET PRIME OFFICE PREMISES

RENT

£12,500 p.a. The tenant to pay a proportion (23%) of the landlords costs to administer the whole building, in common with the other two occupiers.

RATES

The space is not separately rated.

LEGAL COSTS

The new tenant to be responsible for the landlords legal costs and stamp duty in connection with preparation of the lease.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

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