

## OFFICE SUITE TO LET WITH PARKING

### NEW TO MARKET

## 45 THE BURROUGHS HENDON NW4 4AX



**PHILIP  
PHILLIPS**

ESTATE AGENTS  
SURVEYORS  
VALUERS

ESTABLISHED 1954

- ❖ Well located cellular ground floor offices.
- ❖ approx **1,125 sq ft** Net internal (104.5 sq m).
- ❖ Generous parking (min. **5 spaces**).
- ❖ The premises are only a few yards from the junction with **A41** providing good access to **M1, A1, A406** network and **Brent Cross**. The Premises are within walking distance of **Hendon underground** and **main line stations** plus **Virgin Active** Health Club.
- ❖ Currently planned as reception, **7 offices**, filing/storage room, kitchen and 2 WC's.
- ❖ Double glazed, **newly carpeted**, alarm (not tested), roof lights.
- ❖ We are advised the rates payable for 2010/2011 are **£6,410** (verification to be sought from Council – 020 8359 2735).
- ❖ A new full repairing and insuring lease is available from December 2010 for a term to be agreed.
- ❖ Rent - **£20,000 pax**

All viewings by appointment via **SOLE AGENTS Philip Phillips & Co Ltd (Peter Phillips - 020 8202 3535)**

Sales & Lettings  
127 Brent Street  
Hendon NW4 2DX

Tel: 020 8202 3833  
Fax: 020 8202 9838

Email:  
sales@philipphillips.com  
lettings@philipphillips.com

Web: [www.philipphillips.com](http://www.philipphillips.com)

Head Office  
1 Brampton Lane  
Hendon NW4 4AB

Tel: 020 8202 3535  
Fax: 020 8202 9505



*Property Professionals for over 50 years*

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DX: 59338 Hendon

# Energy Performance Certificate

Non-Domestic Building



45 The Burroughs  
LONDON  
NW4 4AX

Certificate Reference Number:  
0840-0730-2269-9823-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 99

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	128
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	67.32

## Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

75 If typical of the existing stock