

REDUCED RENT
SUPERB DESIGNER OFFICES
NEW ON MARKET
TO LET



**PHILIP
PHILLIPS**

ESTATE AGENTS
SURVEYORS
VALUERS

ESTABLISHED 1954



**PT 1ST FLOOR, 11 CARLISLE ROAD
COLINDALE, LONDON, NW9**

- ❖ Excellent, well designed and planned self contained offices (primarily) first floor offices.
- ❖ Approximately **1,042 sq ft (96.8 sq m)**.
- ❖ Largely open plan, plus director's partitioned office (approx **162 sq ft/15.1 sq m**) and one office situated on the ground floor.
- ❖ Well located in this established commercial position off the **Edgware Road/A5** with good access to the **M1/A406** network.
- ❖ Attractive common entrance lobby. Shared large staff kitchen are and WC's.
- ❖ Fitted to a **high standard** including bespoke internal decorations and blinds to velux windows.
- ❖ The use of a large meeting room is available upon prior notice subject to availability and a reasonable hourly charge.
- ❖ **2 Parking spaces.**



Property Professionals for over 50 years

These particulars do not form part of an offer or contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact and any intending purchaser/lesser must satisfy himself by inspection or otherwise as to the correctness of each of these statements. The vendor/lessor does not make or give and neither Messrs Philip Phillips & Company, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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

Head Office
Sentinel Square
120/122 Brent Street
Hendon NW4 2DT

Tel: 020 8202 3535
Fax: 020 8202 9505

Email:
mail@philipphillips.com

DX: 59338 Hendon

- ❖ A new internal repairing lease is offered on flexible terms for immediate occupation subject to a maximum initial term expiring **March 2014**. (There may be a possibility to extend the lease thereafter)

- ❖ **REDUCED RENT** - Was £13,750 p.a.x. – NOW **£12,000** pax

- ❖ Plus an annual **Service Charge** (including business rates, electricity, repairs and insurance which is currently assessed at **£5,761** (i.e. only approximately **£5.50 psf**).

- ❖ The attractive premises would in our opinion suit a design oriented business or professional practice perhaps in the media, fashion or design sectors but may suit a wide variety of other organisations.

- ❖ Early viewings are recommended to appreciate the premises first hand.
(SOLE AGENTS – PHILIP PHILLIPS & CO LTD – 020 8202 3535)