



**PHILIP
PHILLIPS**

ESTATE AGENTS
SURVEYORS
VALUERS

ESTABLISHED 1954

BRENT STREET HENDON

NEWLY REFURBISHED SPLIT LEVEL OFFICES

APPROX 728 SQ FT TO LET

- ❖ Well located mainly open plan offices.
- ❖ 1st floor **493** sq ft (45.8 sq m).
Ground floor office/store **235** sq ft (21.8 sq m).
- ❖ Newly refurbished.
- ❖ **Free** (unreserved) parking to rear.
- ❖ Close to **Tesco, HSBC, Ladbroke, Barclays.**
- ❖ New effectively full repairing and insuring lease
(length to be agreed).
- ❖ Rates/Service charge – TBA.
- ❖ **£11,750** pax
- ❖ Declaration under Estate Agents Act 1979 – Directors of this
Company hold an interest in the landlord company.

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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.

Energy Performance Certificate

Non-Domestic Building



FIRST FLOOR
120 Brent Street
LONDON
NW4 2DT

Certificate Reference Number:
0220-4088-0321-2311-1084

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 101

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	49
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

62 If newly built

135 If typical of the existing stock