



**PHILIP  
PHILLIPS**

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ESTABLISHED 1954

**SELF-CONTAINED FIRST FLOOR OFFICES**

**5,350 SQ FT APPROX**

**MAY DIVIDE**

**VIRTUAL FREEHOLD FOR SALE**

**UK HOUSE, 11-20 SENTINEL SQUARE**

**HENDON, NW4 2EL**



**LOCATION**

The offices form part of the Sentinel Square Shopping Centre situated in Brent Street. The North Circular Road (A406), the Great North Way (A1), the M1 Motorway and Hendon Central underground station (Northern Line) are all within close proximity.

Sales & Lettings  
127 Brent Street  
Hendon NW4 2DX

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

Tel: 020 8202 3535  
Fax: 020 8202 9505

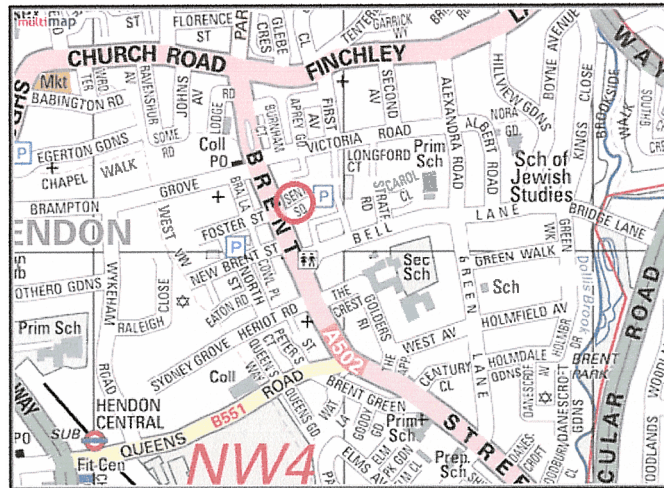
Email:  
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DX: 59338 Hendon



*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/lessee 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.



**ACCOMMODATION** Comprises a first floor office suite primarily arranged in an open plan layout, affording an approximate net internal

**FLOOR AREA 5,350 SQ FT**

Our clients may consider a division to provide self-contained suites from 2,320 sq ft approx.

**AMENITIES**

- ❖ Entryphone
- ❖ Comfort cooling / heating
- ❖ Carpeting
- ❖ Perimeter trunking
- ❖ Suspended ceiling with recessed lighting
- ❖ Kitchen
- ❖ Ladies, gents & private WCs
- ❖ Reserved parking 4 / 5 spaces plus free multi-storey parking

**PRICE** £1.35 million for the benefit of a virtual freehold interest (999 years from November 1992 plus a share of the freehold interest).

Alternatively:

**LEASE** A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals.

**RENT** £14.50 per sq ft per annum exclusive plus VAT.

**SERVICE CHARGE** Approximately £2.60 per sq ft plus VAT.

**RATES** Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable is £56,000 and the rates payable for 2011/12 are £24,248 annum. This does not allow for any transitional relief that may apply. Interested parties should confirm annual rates payable with the Local Rating Authority.

**LEGAL COSTS** Each party is to be responsible for their own costs incurred.

**VIEWING** Strictly by appointment through joint sole agents.

Michael Berman & Co  
020 8346 5100

Philip Phillips  
020 8202 3535