



SITUATION

Located off The Burroughs within this gated development and near to Hendon Town Hall and Middlesex University and within close proximity to the A41 Watford Way.

The area is well served by good public transport being less than ½ mile from Hendon Central Underground Station (Northern Line) and there are nearby local shopping facilities on the Watford Way and Brent Street along with Brent Cross Shopping Centre being approx. 1 mile distant.

Hendon is a popular sought after suburb which lies approx. 8 miles north-west of central London.

PROPERTY

Comprising a **Self-Contained Office Building** on ground and first floors and benefiting from the following amenities:

- Main gate linked entry phone
- uPVC double glazing
- Air conditioning
- LED lighting
- Power & data points
- Fitted cupboards
- Kitchenette
- 2 WCs

In addition, the property includes the **right to use 1 parking space**.

ACCOMMODATION

Ground Floor

GIA Approx. 500 sq ft

First Floor

GIA Approx. 460 sq ft

Total GIA Area Approx. 960 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential to convert the property into Live/Work or Residential Use, subject to obtaining the necessary consents.

Note 2: There is a 6 week completion.

Note 3: Refer to the Auctioneers for the video tour of the property.

Vacant Self-Contained Office Building

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Joint Auctioneers

Saul Gerrard Surveyors
Tel: 020 8203 2012 Ref: Saul Gerrard
Email: saulg@sgsurveyors.co.uk

Vendor's Solicitors

McCarthy Denning
Tel: 020 3926 9900 Ref: Jon Lloyd
Email: jlloyd@mcCarthydenning.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

