

ASSESSOR HOUSE, DAWS LANE

# MILL HILL

NW7 4ST

Prominent Self-contained Office Building 163.46 sq m (1,758 sq ft)

## LOCATION

The property is in a prominent location on the south side of Daws Lane, close to the A1 and a few minutes' walk from the popular Mill Hill Broadway and Mill Hill Park.

Transport facilities are excellent, with Mill Hill Broadway Station (Thameslink) located in close proximity, the M1, North Circular Road and M25 within easy reach, and a number of bus and cycle routes.



## DESCRIPTION

The property comprises a ground, first and second floor self-contained office building with car parking to the front for 4 cars.

Free off-street parking is also available on Daws Lane at Mill Hill Park Car Park.

The space benefits from three WCs, good natural light, air-conditioning and double glazing, and with signage to both the front and western elevation, visible from the A1.

## TO LET



## CONTACT

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## ACCOMMODATION

The property has the following approximate areas:

Floor	sq.m	sq.ft
Ground Floor	67.04	721
First Floor	50.04	538
Second Floor	46.38	499
<b>Total</b>	<b>163.46</b>	<b>1,758</b>

## LEASE TERMS

The property is available by way of a new effectively FRI lease on terms to be agreed.

## RENT

**£39,500 per annum** exclusive of rates and all other outgoings

## RATEABLE VALUE

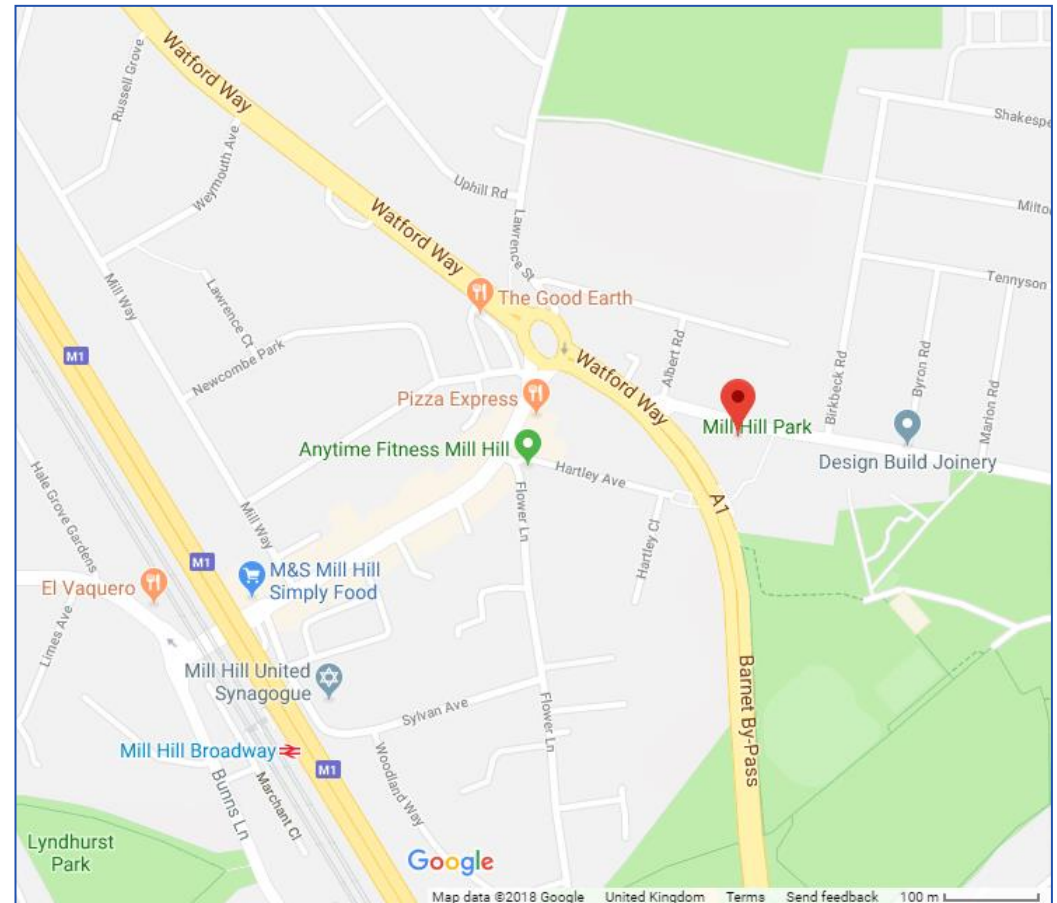
The property has a Rateable Value of £20,800. Interested parties are however advised to make their own enquiries of the local Authority, Barnet London Borough Council.

## EPC

An EPC will be available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.



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