

# SUTHERLAND HOUSE

70-78 WEST HENDON BROADWAY, HENDON, NW9 7BT

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FOREST  
REAL ESTATE

# TO LET

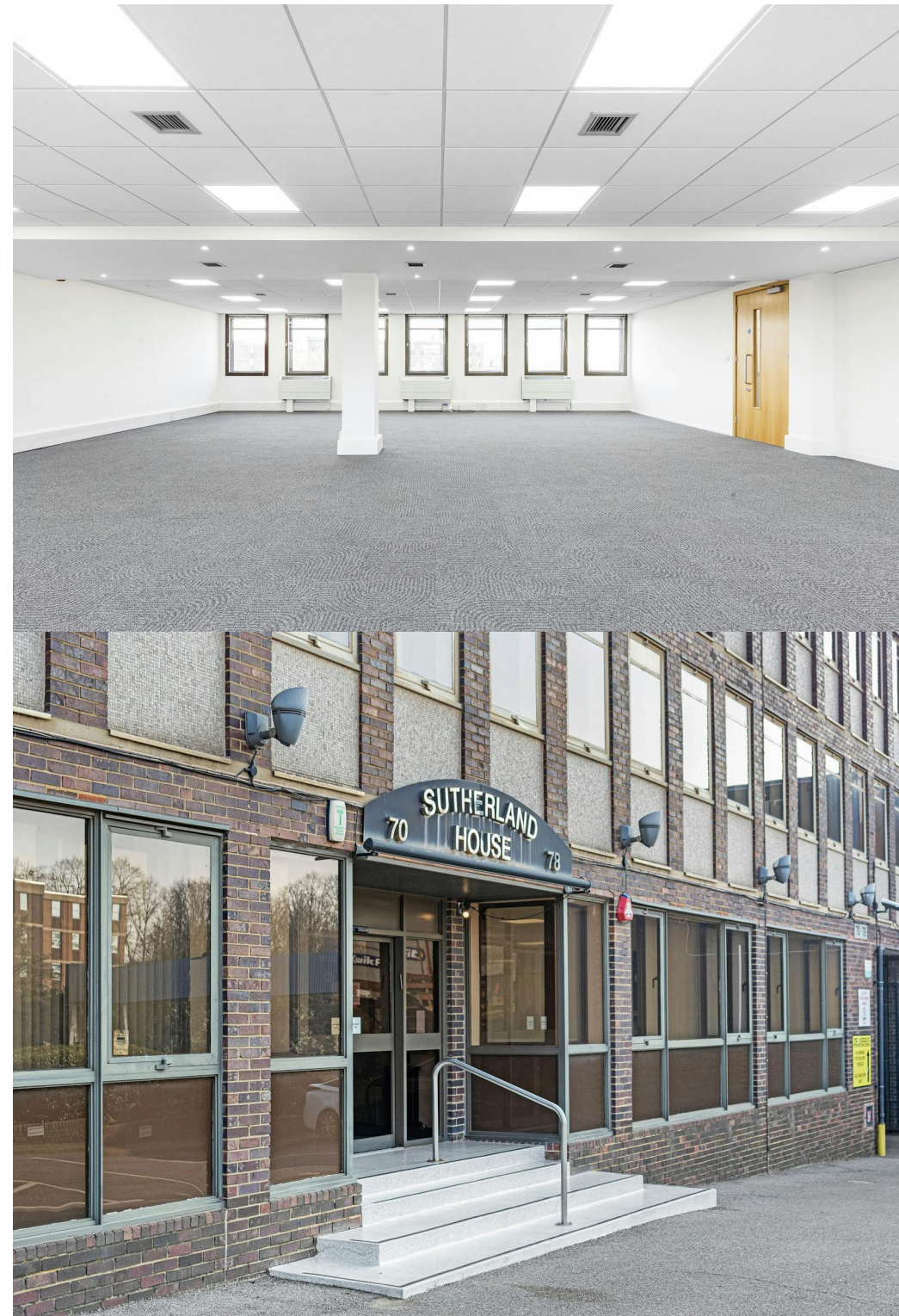
## 1,415 SQ FT

Recently refurbished open plan office with 5 allocated parking spaces.

### Key Features

- Open plan
- Lift access
- Gas Heating
- Five allocated parking spaces
- Second floor with views of Wembley Stadium
- Recently refurbished
- Dual aspect natural light
- LED lighting
- Short walk to Hendon Thameslink Station
- 24/7 access

**2nd Floor, Sutherland House, 70-78 West Hendon Broadway**  
Hendon, NW9 7BT





## Description

The building entrance has recently been refurbished along with the second floor office which is now a modern open plan space. Natural light comes from dual aspect windows.

Other benefits include individually controlled gas heating, fresh air system, carpet throughout, perimeter trunking, secondary glazing, shared WC's and kitchen.

## Location

Sutherland House is situated on the southbound carriageway of the A5 Edgware Road on West Hendon Broadway. Sutherland House is located close to road networks that include the M1, A41, A1 & North Circular Road (A406) which leads to the M40, M4 and M25

Hendon Thameslink station is located approximately 0.45 miles away whilst Brent Cross Shopping Centre is less than 1 mile away.

The 32 and 142 buses stop directly outside the building.

## VAT

Plus VAT.





# Availability

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - Left	1,415	131.46	Available
2nd - Centre	664	61.69	Under Offer
<b>Total</b>	<b>2,079</b>	<b>193.15</b>	
<b>Lease</b>	New Lease		
<b>Rent</b>	£21,499 per annum		
<b>Rates</b>	To be confirmed.		
<b>Service Charge</b>	To be confirmed.		
<b>VAT</b>	Applicable		
<b>EPC</b>	E (106)		

# Contact

## Cormac Sears

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## Ethan Shine

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## North West London Office

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## Watford Office

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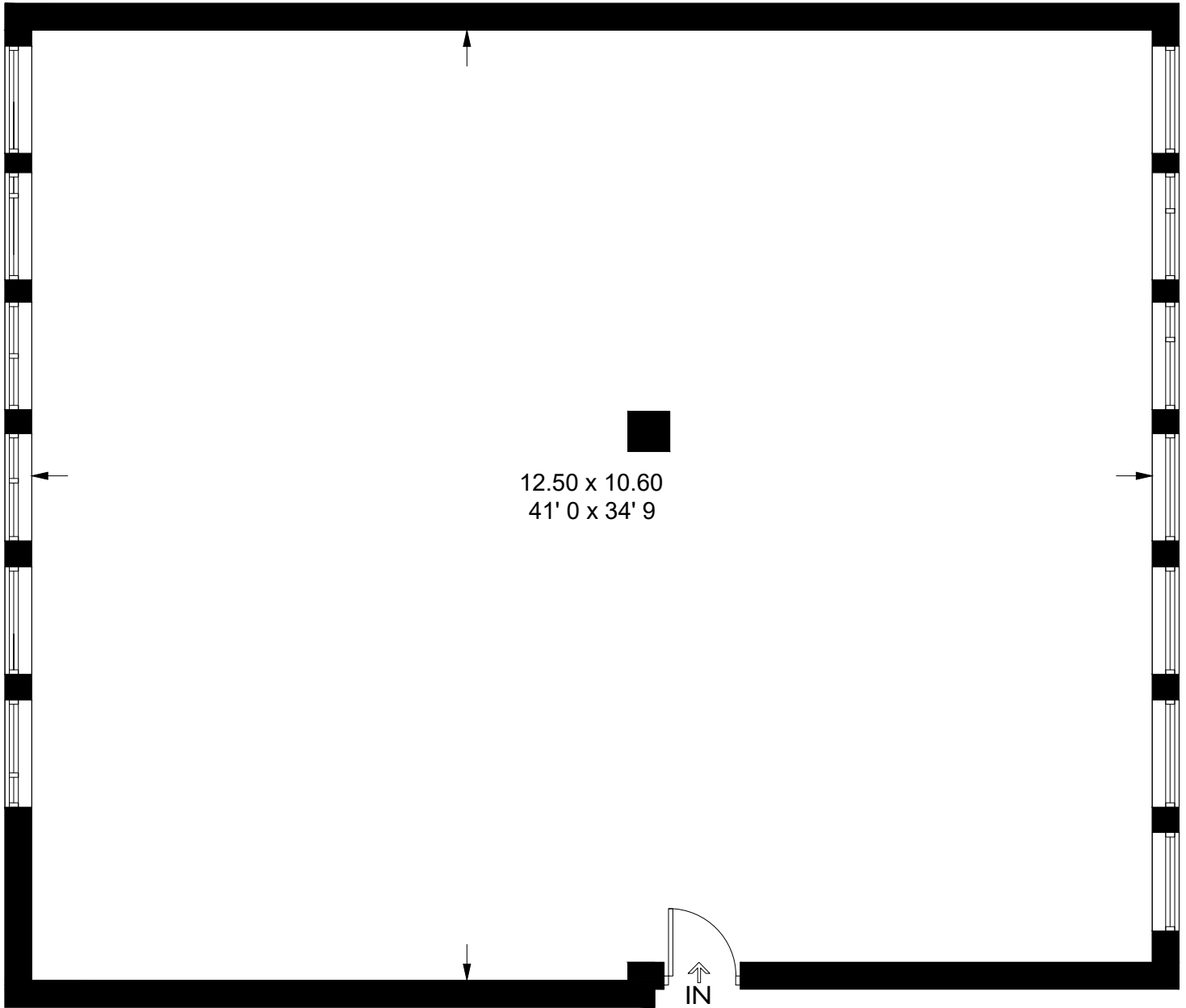
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# Sutherland House

Approximate Gross Internal Area = 1415 sq ft / 131.5 sq m



**Second Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.