

SUTHERLAND HOUSE

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

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

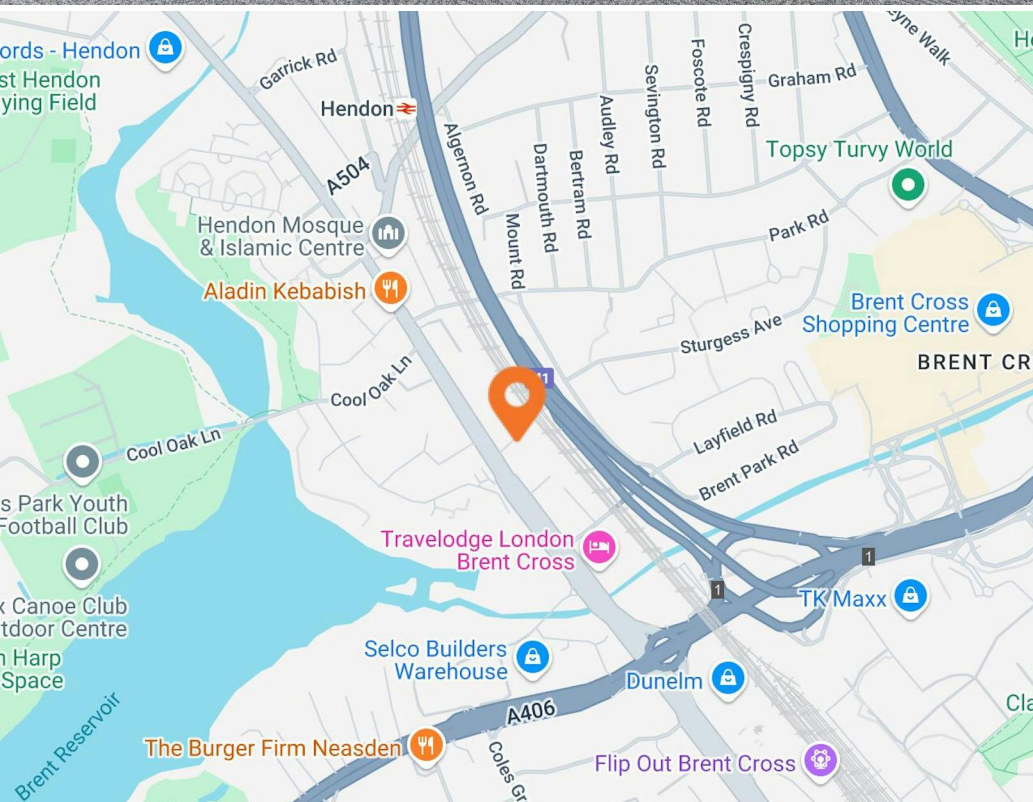
Sutherland House is situated on the southbound carriageway of the A5 Edgware Road on West Hendon Broadway. Sutherland House is located close to road networks that include the M1, A41, A1 & North Circular Road (A406) which leads to the M40, M4 and M25

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	Let
Total	2,079	193.15	
Lease	New Lease		
Rent	£21,499 per annum		
Rates	To be confirmed.		
Service Charge	To be confirmed.		
VAT	Applicable		
EPC	E (106)		

Contact

Casey Okin
020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

Zach Forest
020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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

F O R E S T
REAL ESTATE