

# 141 CRICKLEWOOD BROADWAY

LONDON, NW2 3HY

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FOREST  
REAL ESTATE



BURGER KING

ADILSONS



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OFF LICENCE  
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FAST SAFE 143

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BROADWAY JEWELLERS

INSTANT CASH LOANS  
ON GOLD AND SILVER JEWELLERY

CHEQUES CASHED HERE

FAST CASH LOANS  
ON QUALITY HOUSEHOLD APPLIANCES



# TO LET

## 1,282 SQ FT

### Bright Self Contained Office Across Three Floors.

#### Key Features

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- Self Contained
- Private Entrance
- Private Terrace
- No VAT
- Security Alarm
- Walking Distance From Cricklewood Station
- Good Natural Light
- Gas Central Heating
- X2 WC's
- No Service Charge

141 Cricklewood Broadway  
London, NW2 3HY





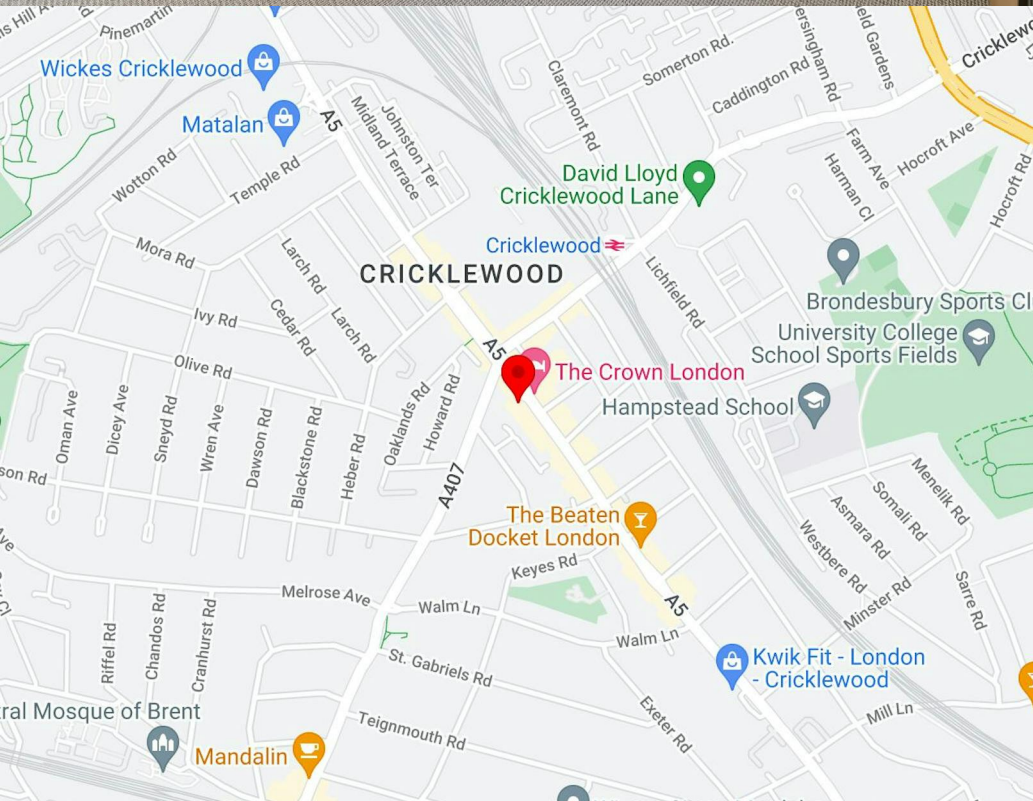
## Description

Each floor of this office boasts a versatile layout adaptable to your business needs, whether it's collaborative open-plan workspaces or private meeting rooms. Natural light floods the space, enhancing productivity and creativity among your team. With its own entrance and dedicated facilities, including restrooms and kitchenette areas, you'll enjoy complete privacy.

The property benefits from Use Class E, broadening its appeal to potential occupiers. This versatility opens the door to a range of alternative uses, making it particularly well-suited for businesses in the medical and leisure sectors.

## Location

Cricklewood has become a top choice for office occupiers thanks to its practical perks and vibrant atmosphere. With its accessible location, reasonable costs and diverse community to choose from, it offers a balanced package for businesses looking to thrive in London.





# Availability

<b>Lease</b>	New Lease
<b>Rent</b>	£20,000.00 per annum
<b>Rates</b>	£7,734.50 per annum
<b>Service Charge</b>	N/A
<b>VAT</b>	On application
<b>EPC</b>	On application

# Contact

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REAL ESTATE

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