



Rent £24,000 Per annum

Size 800 Square feet

Ref #2859

Address

Address: 220 Northfield Avenue

Postcode: W13 9SJ

Town: Ealing

Area: London

Location

Situated virtually opposite Northfields Piccadilly Line station & with easy access to the M4 and Heathrow. There is a Sainsbury's Local opposite the property and plenty of cafe's & restaurants nearby.

Description

Bright and spacious ground and first floor offices just a few paces from Northfields Station- approx 30 minutes to Piccadilly Circus and 20 minutes to Heathrow.

The self contained suite comprises the entire ground and first floors of this attractive and well presented period property, with the benefit of two parking spaces to the rear. The front ground floor office boasts a feature fireplace and plenty of natural light with its large bay window and measures approximately 130 sq ft. The second office directly behind this measures 137 sq ft. There is a kitchen and WC located to the rear of the ground floor with stairs leading down to the parking spaces. On the first floor there is a spacious office to the rear measuring 219 sq ft with doors leading to the front office measuring approximately 130 sq ft. The total net internal area is approximately 800 sq ft.

Benefiting from Cat 5 cabling on the first floor and 2 parking spaces to the rear. There is also 30 minutes on street parking to the front of the property. The property should qualify for Small Business Rates Relief, subject to the usual criteria. Early viewings recommended!

General Information

Tenure:	Leasehold
Rent:	£24,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £14,500, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

Features

- ✓ Close to station
- ✓ Demised parking
- ✓ Immediately available
- ✓ Kitchen facility
- ✓ Parking close by

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.







