

# MODERN OPEN PLAN OFFICE FLOOR

2,817 sq ft

To Let



- Allocated parking for 10 vehicles
- Excellent natural light throughout
- Within a short walk to Colindale Station
- Could suit a variety of different businesses

4 The Technology Park,  
Colindeep Lane, Colindale NW9 6BX

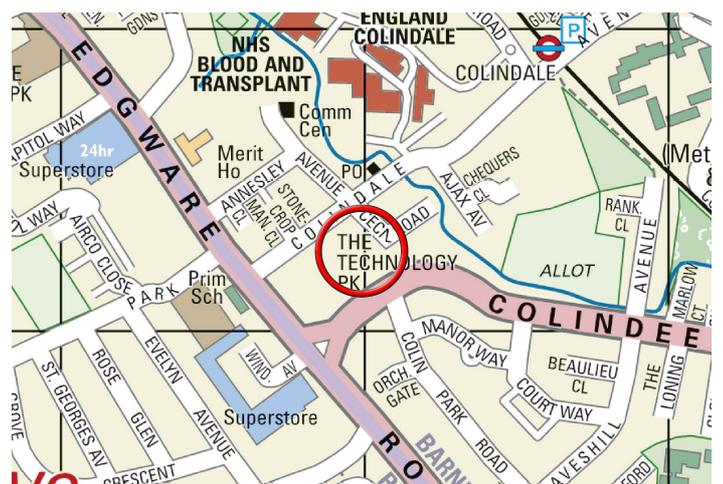
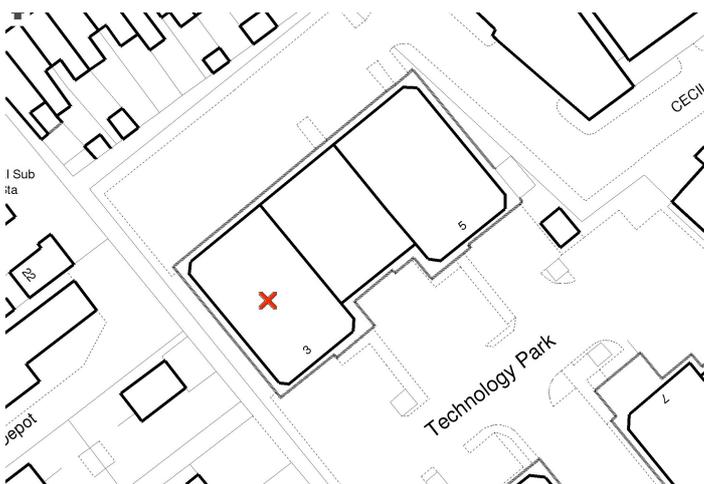
 **DUTCH & DUTCH**  
PROPERTY ADVISERS & PROPERTY MANAGEMENT

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The property comprise of a mid terrace building set within a modern business park. Unit 4 is an open plan first floor office that has recently been renovated to include new LED lighting and flooring. Benefits include air conditioning, good natural light, roller shutter doors, suspended ceiling, kitchenette and WCs. Externally there are a total of 10 allocated parking spaces.

The space lends itself to office and showroom users.



## LOCATION

The Technology Park is ideally located for transport to London and the North; Colindale Station is a several minute walk away linking you via the Northern Line to destinations such as Kings Cross St Pancras. The A5 Edgware Road is a few hundreds yards away, connecting to the M1 Motorway and The North Circular Road (A406).

## ACCOMMODATION

BUILDING 4

2,817 sq ft

## TERMS

£47,889 per annum exclusive. We are informed that the buildings have been elected for VAT and will therefore be payable.

A new Full Repairing and Insuring lease to be granted for a term by arrangement.

## SERVICE CHARGE

£4,200 per annum approximately.

## BUSINESS RATES

Applicants are to make their own enquiries with The London Borough of Barnet.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## EPC

An energy performance certificate has been commissioned and will be available upon request.

## VIEWINGS

All viewings are to be arranged through our office, please contact:

Zach Forest

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[zach@dutchanddutch.com](mailto:zach@dutchanddutch.com)

Photos are of the offices throughout the site.

