

# CUI

CITY & URBAN INTERNATIONAL

**Iron Bridge Close, London, NW10**

**£29,232 pa**



## Full Description

Size: 1,299 Sq Ft

Lease Term: FRI Lease for 3 Years outside the Landlords & Tenant Act – Break Clause can be agreed.

Rent: £2,435.62 + VAT per month / £29,227.50 + VAT per annum (£22.50 psf + VAT) payable quarterly in advance.

Deposit: 3 months deposit to be held throughout the term plus a sum equivalent to VAT

Utility + Rates: All utilities and rates are to be paid by the tenant

Service Charge: £189.44 + VAT per month / £2,273.25 + VAT per annum (£1.75 psf + VAT)

Parking: Inclusive of 3 parking spaces

Buildings Insurance: Approx. £1,000.00

Central Business Park comprises a range of B1 Business Units which are available for warehouse and or office use on flexible terms. All the units benefit from security shutters to the ground floor and the overall estate boasts CCTV which can be accessed via the internet. Each unit has its own allocation of dedicated car parking spaces.

3 Car Parking Spaces

Gas Fired Central Heating

Air Conditioning

Full Double Glazing

Suspended Ceilings

Recessed Lighting

Kitchenette

Perimeter Trunking

Fully Carpeted

Alarmed with Full Security Shutters

Internet Access to on-site CCTV security

## Features

- Flexible Warehousing/Offices
- Dedicated Onsite Car Parking
- Prominently Located Facing the A406
- Highly Secure with CCTV on Estate

## Contact Us

### CUI

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental (CO<sub>2</sub>) Impact Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	