

**NEWLY CONSTRUCTED OFFICES**

**TO LET**

**Set within a unique environment**

**CHINA HOUSE**

**395 EDGWARE ROAD**

**STAPLES CORNER**

**LONDON NW2 6LN**

**ONLY FOUR SUITES REMAINING**

**Suite 107 – FIRST FLOOR - 538 sq ft**

**Suites 205/206/207 – SECOND FLOOR – 538 sq ft upto 1,861 sq. ft.**



**NEW LEASES DIRECT FROM THE LANDLORD**

**CLOSE TO M1 MOTORWAY/STAPLES CORNER**

**UNIQUE BUILDING**

**LOCATION:** This newly constructed office building is prominently situated only minutes from The North Circular Road (A406), directly on the A5. Junction 1 of the M1 and the North Circular/A41 is a 2 minute drive, giving fast motor communication to London's West End to the South and the North via the M1.

**DESCRIPTION:** CHINA HOUSE comprises a unique landmark detached building set within a unique environment that would ideally suit Oriental or Far Eastern related businesses, the premises are available immediately with vacant possession.

Only four small office suites remain available each providing centrally heated, fully lit individual suites served by an automatic passenger lift to all floors and approached through a spacious ground floor marble reception

**PARKING:** One car parking space per unit.

NB – there is plenty of unrestricted car parking in both Oxgate Lane and Humber Road close to the property.

**SIZE:** The available Units are arranged as follows: -

|              |          |                      |
|--------------|----------|----------------------|
| First Floor  | Unit 107 | 538 sq. ft.          |
| Second Floor | Unit 205 | 602 sq. ft.          |
|              | Unit 206 | 721 sq. ft.          |
|              | Unit 207 | 538 sq. ft.          |
| <b>Total</b> |          | <b>2,399 sq. ft.</b> |

**LEASE:** New leases for a term by agreement outside the L&T Act 1954 as amended.

**RENT:** £7.50 per sq ft (plus VAT where applicable)

**RATES:** To be assessed.

**SERVICE CHARGE:** £2.75 per sq. ft. for 2011/2012

**VIEWING:** By appointment through Vendor's Joint Sole agents:

**Paul Collins**  
(020) 7935 3553

**David Matthews / Zach Forest**  
(020) 7794 7788



NOTE: The details contained in these particulars are believed to be correct but can not be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded.