

THE 1CON BURNT OAK

100 Burnt Oak Broadway,
Burnt Oak, Edgware
HA8 0BE

**LAST REMAINING UNIT
FOR SALE OR TO LET**

Class 'E' Use - 1,569 sq ft



Description

The available property comprises 1,569 sq ft and is the last commercial unit available at The Icon, which is home to 100 apartments, Sainsburys, Jetts 24hr Fitness and a private medical practice. The unit is situated to the rear of Sainsburys and will be delivered in developers shell and core with capped off services and a sprinkler system. The ceiling height is 4.67m and it is accessed via Stockwell Close. The property is ideally suited to last mile storage, office use, service based users or any other use within Class 'E'.

- Class E Use
- 1,569 sq ft entirely over ground floor
- Fitted to developers Shell & Core with capped off services
- Sprinklers installed
- Ceiling height 4.67m
- Well suited to storage, office and medical uses.

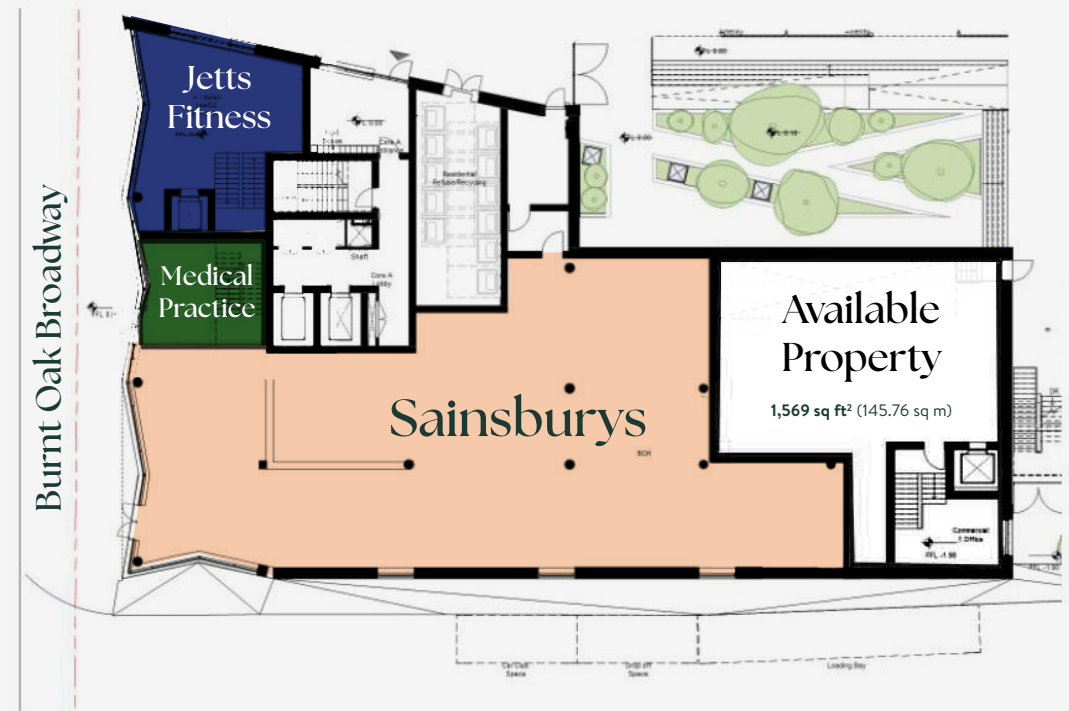
Location

The property is located on the eastern side of **Burnt Oak Broadway** close to it's junction with **Watling Avenue** and **Stag Lane**.

Burnt Oak Station (Northern Line) is located 0.3 miles away, numerous bus routes also serve Watling Avenue & Burnt Oak Broadway connecting the property to central and north London.

The Property also benefits from good road connections, being **located on the A5**, the M1 is 1.5 miles away and the North Circular Road (A406) is 3.5 miles away.

The immediate area benefits from an abundance of amenities comprising pubs, restaurants, cafes and convenience stores.



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Tenure

A new full repairing and Insuring lease is available direct from the landlord, for a term to be agreed.

Alternatively a sale of the Long Leasehold of 999 years will also be considered.

Rent / Price

Rent: £20,000 per annum exclusive of VAT.

Sale: Offers Invited.

Service Charge VAT

Upon application

Applicable



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