



Freehold Offices With Storage For Sale - Cricklewood NW2

Joint Sole Agents: **Michael Berman and Co**

GILMARTIN LEY

122 Granville Road,

LONDON, NW2 2LD



Area

Gross Internal Area: 387 sq.m. (4,161 sq.ft.)

Price

Guide price £1,500,000 subject to contract



Property Description

The property comprises a two storey office building with ancillary storage arranged over ground and first floors. There is a parking facility at the rear of the property for circa 10 vehicles.

The partitioned offices have been fitted out to a basic specification, with a combination of carpet & wood flooring, air conditioning and suspended ceilings with inset luminaires.

- > Freehold for sale with vacant possession
- > Site Area 505.55 square metres (5441.68 square feet)
- > Development potential
- > Car parking for circa 10 vehicles
- > Excellent transport communications
- > Golders Green London Underground Station (Northern Line) 0.85 kilometres (0.5 miles)
- > Cricklewood Railway Station 1.2 kilometres (0.75 miles)
- > M1 Motorway and North Circular Road (A406) less than 2.0 kilometres (1.25 miles)

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	193.31	2,080	
First Floor	193.31	2,080	



GILMARTIN LEY

Freehold Offices With Storage For Sale - Cricklewood NW2

Joint Sole Agents: **Michael Berman and Co**

Property Location

The subject property is located on the east side of Granville Road just north of its junction with Nant Road.

The property has excellent road transport communications being situated just east of Hendon Way (A41), only 1.62 kilometres (1 mile) south-east of the North Circular Road (A406), 1.96 kilometres (1.22 miles) south east of the M1 Motorway (Junction 1) and 0.8 kilometres (0.5 miles) north of the intersection between Hendon Way and Finchley Road.

Golders Green London Underground Station (Northern Line), which is 0.85 kilometres (0.5 miles) distant to the north east, provides regular services (14 minutes travel time) to London Kings Cross. Cricklewood Railway Station, which is 1.2 kilometres (0.75 miles) distant to the south-west, provides regular direct services (14 minutes journey time) to Farringdon Station.

2010 Rateable Value £25750.00

Estimated Rates Payable £11149 per annum

Service Charge p.a. N/A

Terms A new fully repairing and insuring lease is available on terms to be agreed.

Or

Unconditional offers for the freehold interest with vacant possession will be considered.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Barnet

Viewings: By prior appointment with joint sole agents Gilmartin Ley, telephone 020 8882 0111 or Michael Berman & Co, telephone 020 8346 5100

Further information at: <http://www.gilmartinley.co.uk/properties/24785>
Bid Requirements
Local Authority Search
Floor plan
Energy performance certificate

Last Updated: 22 Jun 2017

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.



GILMARTIN LEY

Freehold Offices With Storage For Sale - Cricklewood NW2

Joint Sole Agents: **Michael Berman and Co**

122 Granville Road LONDON NW2 2LD



© Crown Copyright 2017. All rights reserved.
Licence number 100019421. Printed on 11/18/2017

<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/cricklewood/london/nw2/24785>

Our ref: 24785

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley

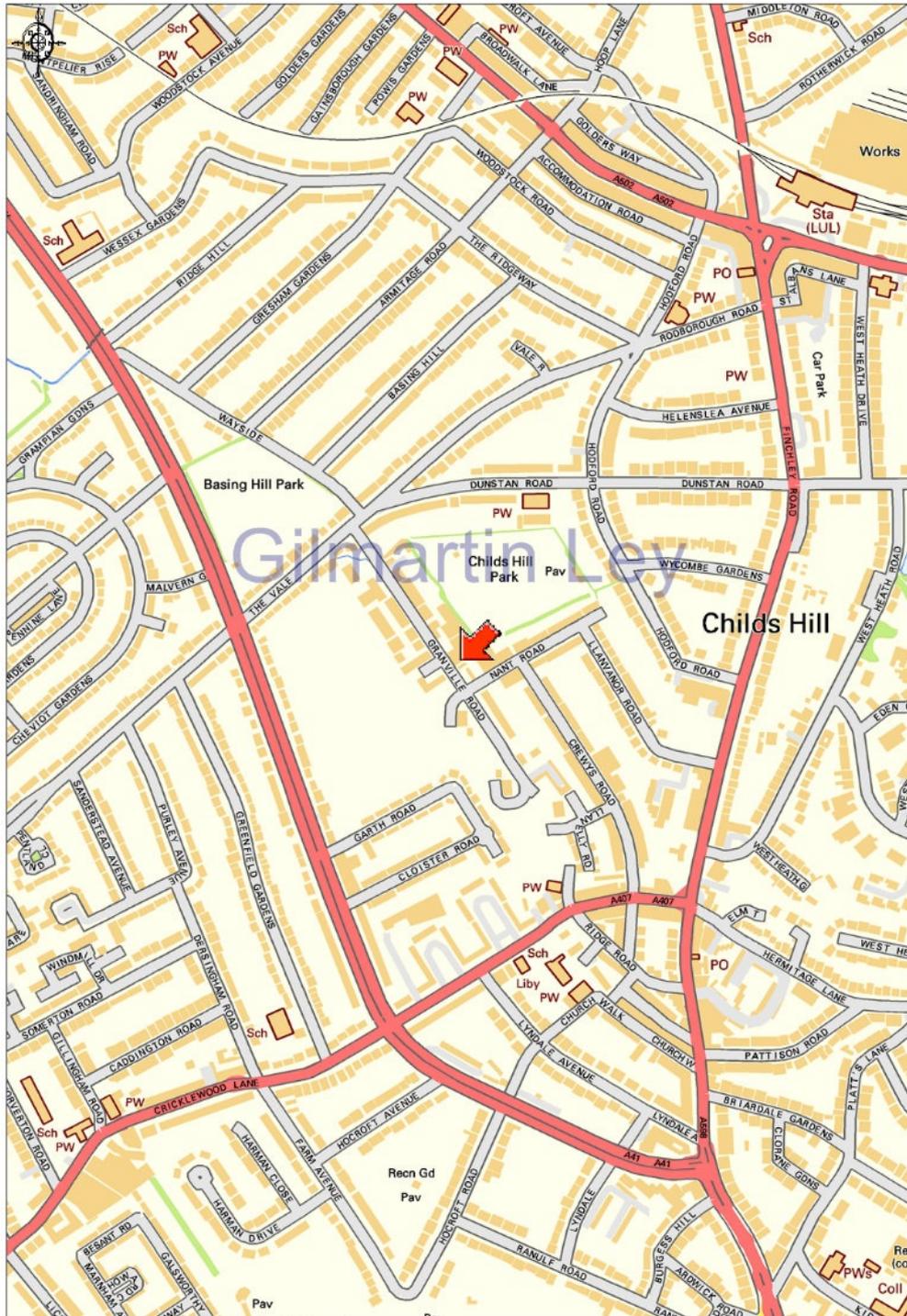


GILMARTIN LEY

Freehold Offices With Storage For Sale - Cricklewood NW2

Joint Sole Agents: Michael Berman and Co

122 Granville Road LONDON NW2 2LD



© Crown Copyright 2010. All rights reserved. Licence number 100019121. Printed on 1/20/20

<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/cricklewood/london/nw2/24785>

Our ref: 24785

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley

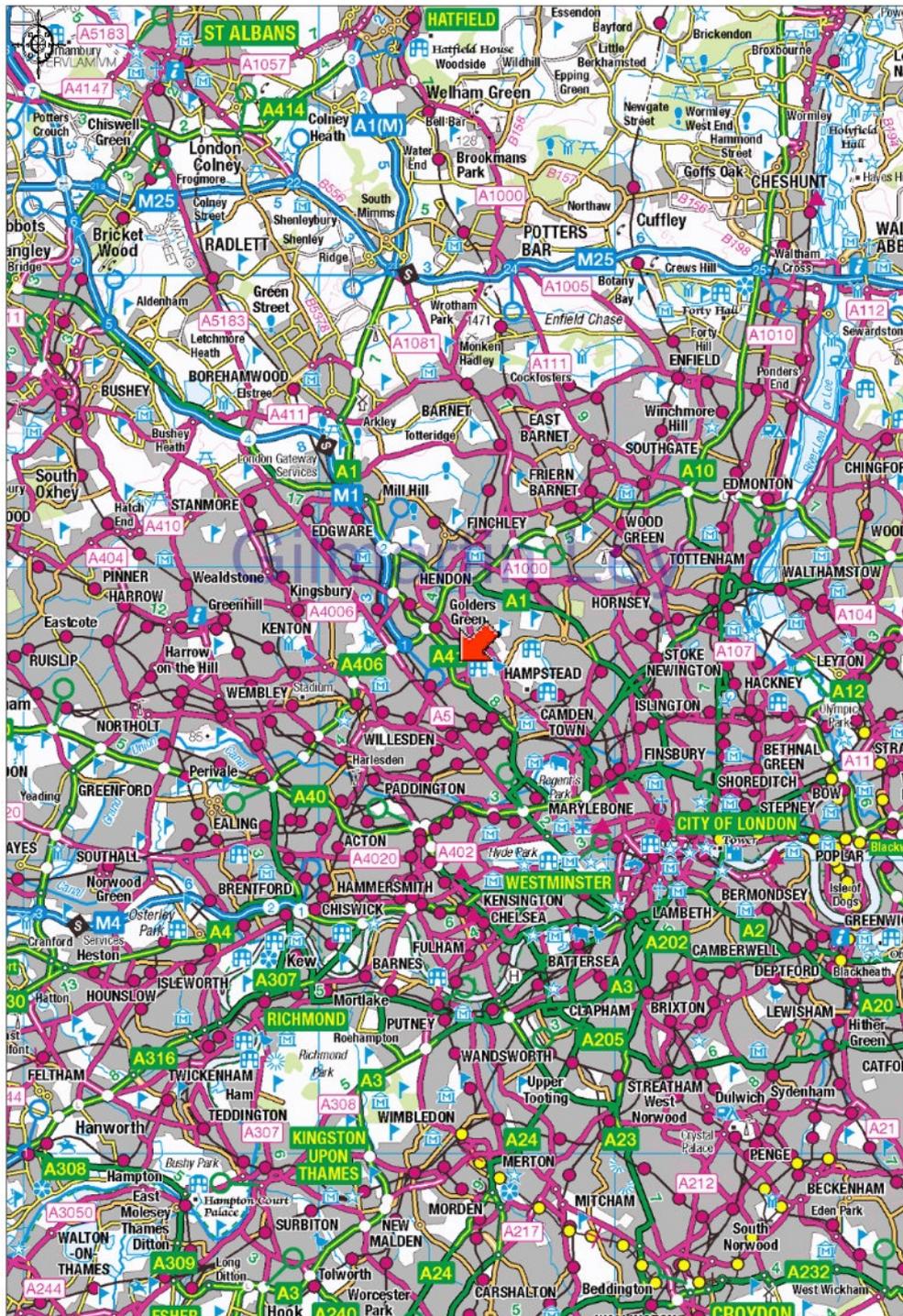


GILMARTIN LEY

Freehold Offices With Storage For Sale - Cricklewood NW2

Joint Sole Agents: Michael Berman and Co

122 Granville Road LONDON NW2 2LD



<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/cricklewood/london/nw2/24785>

Our ref: 24785

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Offices With Storage For Sale - Cricklewood NW2

Joint Sole Agents: **Michael Berman and Co**



<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/cricklewood/london/nw2/24785>

Our ref: 24785

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: [@gilmartinley](https://twitter.com/gilmartinley)



GILMARTIN LEY

Freehold Offices With Storage For Sale - Cricklewood NW2

Joint Sole Agents: **Michael Berman and Co**



<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/cricklewood/london/nw2/24785>

Our ref: 24785

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Offices With Storage For Sale - Cricklewood NW2

Joint Sole Agents: **Michael Berman and Co**



<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/cricklewood/london/nw2/24785>

Our ref: 24785

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Offices With Storage For Sale - Cricklewood NW2

Joint Sole Agents: **Michael Berman and Co**



<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/cricklewood/london/nw2/24785>

Our ref: 24785

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: [@gilmartinley](https://twitter.com/gilmartinley)



GILMARTIN LEY

Freehold Offices With Storage For Sale - Cricklewood NW2

Joint Sole Agents: **Michael Berman and Co**



<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/cricklewood/london/nw2/24785>

Our ref: 24785

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: [@gilmartinley](https://twitter.com/gilmartinley)