

NEW BUILD MON-FRI NURSERY OPPORTUNITY TO LET

Cranbourne Gardens, London NW11 0HS | £150,000 per annum



EXIGEN PROPERTY LIMITED
WAREHOUSE W | 3 WESTERN GATEWAY | ROYAL VICTORIA DOCKS | LONDON | E16 1BD
Registered office & trading address as above. Registered in England & Wales. Regulated by RICS.
Company No. 05834783.

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DESCRIPTION ...

The premises will comprise one level of a new build extension on the existing church grounds. The property will benefit from best in class finishing and an ideal layout for nursery use. The property will be fully equipped with CCTV, controlled access points, display projectors and a modern commercial kitchen. The property benefits from full DDA compliance. The licensor will be able to select which floor they wish to utilise.

The approximate dimensions are as follows:

| Floor | Sqm | Sq ft |
|--------------------|-------|----------|
| Ground Floor (GIA) | 311.8 | 3,356.22 |
| Upper Floor (GIA) | 311.8 | 3,356.22 |

LOCATION ...

The premises is located in the grounds of St. Mary & Archangel Michael Coptic Orthodox Church just off the A406 to the west and Finchley Road to the east. The surrounding roads are free of parking restrictions and the premises is a 15-minute walk from Brent Cross underground station.

USE ...

The premises are to be utilised as a Monday to Friday day nursery. The occupant will be required to pack down each evening, leaving the premises for evening and weekend use.

OPENING HOURS ...

The premises are available Monday to Friday 6am – 6pm.

TENURE ...

A license agreement is available which will permit the licensor to access the premises Monday – Friday 6am – 6pm. At the end of each day the licensor will be required to pack down and remove nursery equipment.

BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

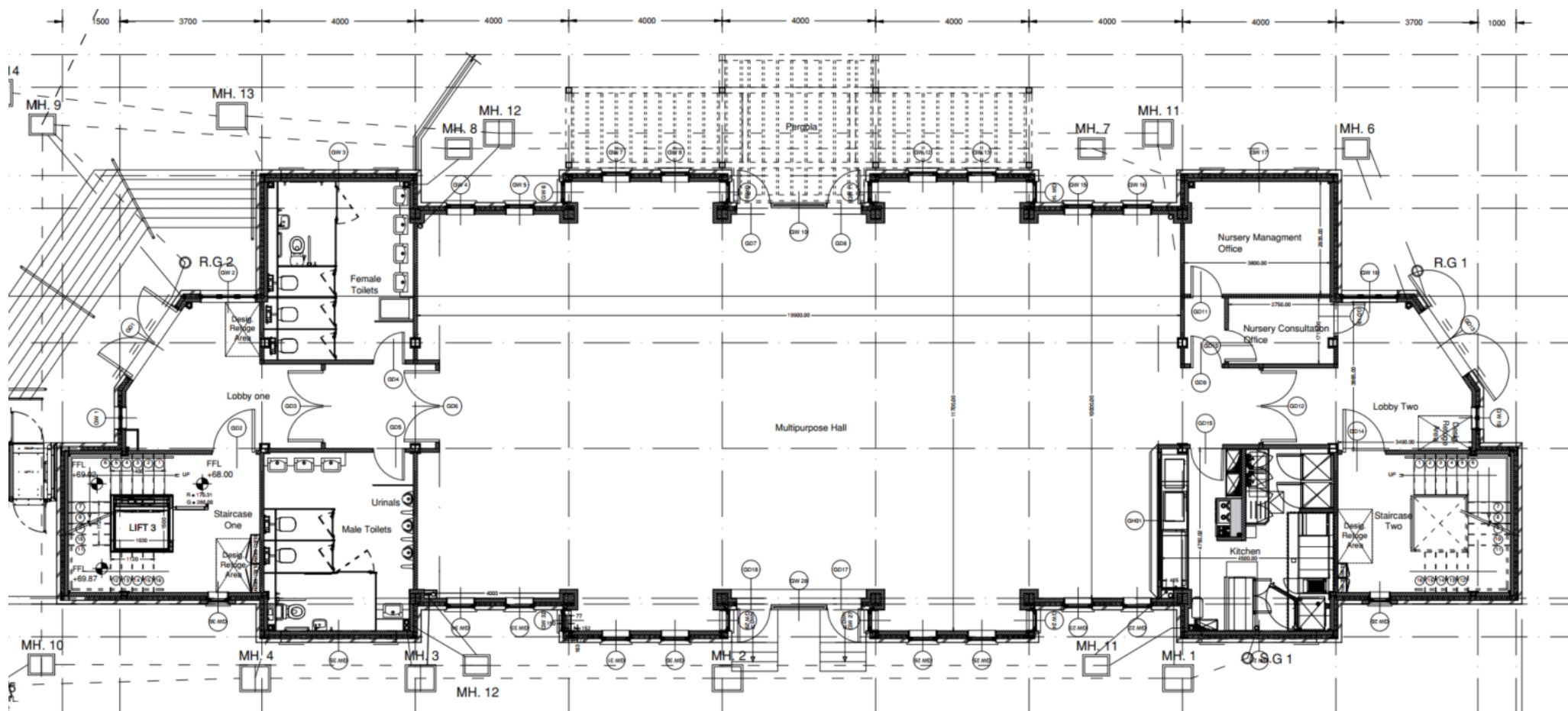
The tenant is to cover the Councils legal costs.

EPC ...

EPC details available upon request.

RENT ...

Rental offers are invited in the region of £150,000 per annum (excluding VAT if applicable).



VIEWING ...

For further information or to arrange a viewing, please contact the details below:

Tom Dawes MRICS

T: 07917 118866

E: tom.dawes@exigenproperty.co.uk

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@exigenproperty.co.uk

Jack Bayes

T: 07880 796813

E: jack.bayes@exigenproperty.co.uk

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