



Unit 1 Bittacy Buisness Centre, Bittacy Hill, NW7 1BA

£16,666 Per Month Per Month

**richard
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ESTATE AGENTS

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Property Description

A rare opportunity to lease a substantial and fully fitted commercial building extending to approximately 12,264 sq ft (1,139.77 sq m). Occupying a prominent position directly opposite Mill Hill East Underground Station, the property provides a versatile mix of high-quality offices, production/laboratory space and warehousing, ideal for a wide range of occupiers.

Currently configured as a corporate HQ and operational facility, the building offers flexible accommodation suitable for headquarters offices, cosmetics or pharmaceutical production, e-commerce distribution, creative studios and light industrial uses (STPP).

The property occupies a highly accessible position directly opposite Mill Hill East Underground Station (Northern Line), providing direct access to Central London.

Local amenities are within easy walking distance and include Waitrose, Virgin Active Health Club, cafés, restaurants and convenience retail. Mill Hill Broadway, the A1 and A41 are also easily accessible, providing excellent road links for staff, clients and distribution.

SOLE AGENT

Key Features

- APPROXIMATELY 12,264 SQ FT (1,139.77 SQ M) COMMERCIAL HEADQUARTERS FACILITY
- HIGH QUALITY OPEN PLAN OFFICES, EXECUTIVE SUITES & BOARDROOM
- WAREHOUSE AND STORAGE FACILITIES
- ON-SITE PARKING FOR APPROXIMATELY 20 CARS
- AIR CONDITIONING & MODERN LED LIGHTING
- PROMINENT LOCATION DIRECTLY OPPOSITE MILL HILL EAST UNDERGROUND STATION
- SPECIALIST LABORATORY / PRODUCTION AREAS
- ROLLER SHUTTER LOADING ACCESS & SERVICE YARD
- MULTIPLE KITCHENS AND TOILET FACILITIES
- WALKING DISTANCE TO WAITROSE, VIRGIN ACTIVE & LOCAL AMENITIES

Important Information

- **Price:** £16,666 Per Month
- **Tenure:**
- **Council Tax Band:** Exempt
- **EPC:**
- **Location:** Mill Hill East

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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