ASHTON FOX
COMMERCIAL

CROWN HOUSE
North Circular Road, Park Royal, London NW10 7PN







Serviced Offices To Let over 9 Floors

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS
A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS
Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
(ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location:
Crown House is located near the Hangar Lane gyratory system, on the North Circular Road, providing direct access to the M40 and M25. There is also easy access to the A1 and M1. It has direct access in both directions to Central London and Heathrow airport. Hangar lane and Stonebridge Park stations are both about an 8 min walk away.

Description:
Crown House is a thriving multi-let business centre with small start-ups through to established multinationals offering opportunity to network internally with an established business network. It has newly refurbished offices available in a variety of sizes, from 100 – 1,000 sq ft, arranged over 9 floors, with tailor made business space to suit individual requirements.

Price:
The Rent is inclusive of:

- Service & Maintenance charges
- Utilities
- Cleaning of Communal areas
- Furnished Offices

Additional Costs:

- Telecoms
- Business Rates are not included, although most offices should qualify for 100% relief. Tenants are advised to make their own enquiries.

Terms
Annual Licence or long-term lease. Flexible terms.

Key features:

- 24 Hour access
- 24 Hour Receptionist
- Fibre-optic link
- Multi-faith prayer room
- 75 on site car parking spaces
- On site cafeteria

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- Lifts
- On-site management
- CCTV Throughout
- Double glazing throughout
- Kitchen and W.C.s on each floor

Current Availability

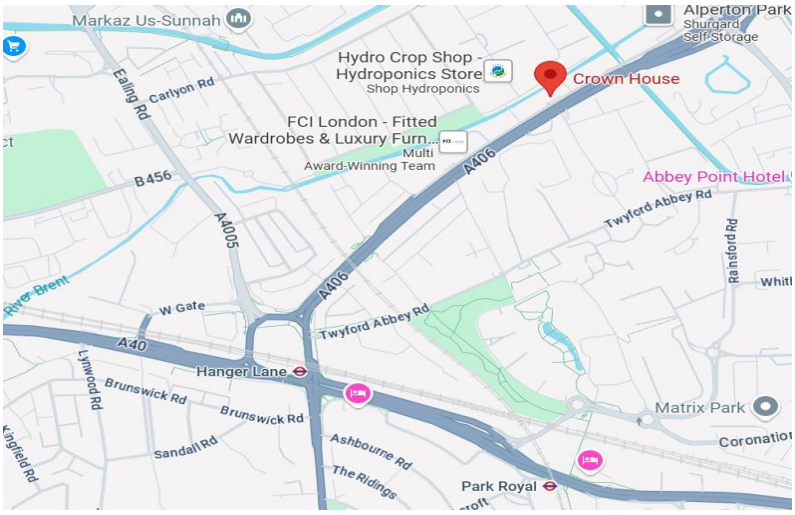
Suite number	Size sq ft approx	Desk Recommendation	Rent per month ex VAT
308	129	2	£350.00
310	129	2	£350.00
402A	167	2-3	£375.00
618A	145	2	£400.00
718	250	2-4	£530.00
410	252	2-4	£550.00
710A	286	4-6	£700.00
807-808	486	6-7	£1,000.00
504-505	507	7-8	£1,150.00
419-420	590	8-9	£1,350.00
421	610	8-9	£1,400.00
822	661	8-10	£1,450.00

VAT is applicable on all Rents and Services

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Viewing is strictly by appointment only through agents ASHTON FOX COMMERCIAL. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk to arrange an appointment for viewing.

Misrepresentation Act 1967: These details are for guidance only and should not be relied upon before inspection and full information supplied. They do not constitute part of an offer or contract. All figures quoted are exclusive of VAT where applicable.

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