



BALFOUR HOUSE

741 High Road, North Finchley, N12 0EE

A selection of 7 suites with allocated parking

494 TO 3,837 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	494 to 3,837 sq ft
Rent	£25,695 - £95,925 per annum No VAT.
Business Rates	To be assessed.
Service Charge	£6.50 per sq ft
EPC Rating	Upon Enquiry

Key Features

- Variety of open plan and partitioned offices
- Reception Area
- 2 Passenger Lifts
- DDA access
- Air conditioning
- Electric Heating
- Private & Shared WC's and showers
- Gated off street parking
- Household amenities are plentiful nearby
- Northern Line 13 minute walk away

Description

Upon entering Balfour House you are greeted by a manned reception and access to all floors by 2 passenger lifts.

The upper floor offer a range of different office suites in both size and their finish. Each office benefits from electric heating, mostly with air conditioning, underfloor and perimeter trunking, open plan & glass partitioned offices and carpet/wood flooring. In addition the building offers private and shared WC's and showers facilities.

There are numerous allocated parking spaces that can be found in a private gated car park off of Castle Road.

Location

Balfour House is located along the High Road of North Finchley in Tally Ho Corner and adjacent to the newly refurbished bus station.

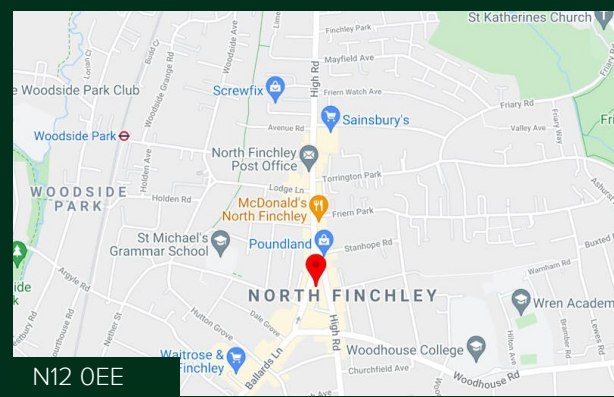
Locally there are numerous independent retailers, cafes and restaurants. As well as national retailers that include Nandos, Tesco Express, Caffè Nero, Greggs and Robert Dyas.

Both West Finchley and Woodside Park Stations (Northern Line) are within walking distance. Good road communications are afforded with the North Circular Road (A406), Junction 1 of the M1 Motorway and M25.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
1st - 129	1,021	94.85	£25,525 per annum	Available
1st - 102-106	3,837	356.47	£95,925 per annum	Available
2nd - 201-204	1,892	175.77	£47,300 per annum	Available
2nd - 219/220	620	57.60	£15,500 per annum	Available
3rd - 301-303	494	45.89	£12,350 per annum	Available
3rd - 308b	1,967	182.74	£49,300 per annum	Available



N12 0EE



Viewing & Further Information

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Name	sq ft	sq m	Rent	Availability
Total	9,831	913.32		