

# BALFOUR HOUSE

741 HIGH ROAD, NORTH FINCHLEY, N12 0EE

---

FOREST  
REAL ESTATE

# TO LET

## 785 TO 3,837 SQ FT

### A selection of 5 suites with allocated parking

## Key Features

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

**Balfour House, 741 High Road**  
North Finchley, N12 0EE





## 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.

## VAT

No VAT.





# Availability

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
1st - 129	1,021	94.85	£25,525 /annum	Available
1st - 102-106	3,837	356.47	£95,925 /annum	Available
2nd - 219/220	785	72.93	£19,625 /annum	Available
3rd - 308b	1,967	182.74	£49,300 /annum	Available
3rd - 305a	1,150	106.84	£28,750 /annum	Coming Soon
<b>Total</b>	<b>8,760</b>	<b>813.83</b>		
<b>Lease</b>	New Lease			
<b>Rent</b>	£25,695 - £95,925 per annum No VAT.			
<b>Rates</b>	To be assessed.			
<b>Service Charge</b>	£6.50 per sq ft			

# Contact

## Zach Forest

020 3370 4470 | 07890 209 397  
zach@forestrealestate.co.uk

## Casey Okin

020 3370 4470 | 07391 453 076  
casey@forestrealestate.co.uk

## London Office Team

55 St John Street, London, EC1M 4AN  
020 3370 4470

## London Industrial Team

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Hertfordshire Team

1a Local Board Road, Watford, WD17 2JP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**Balfour House, 741 High Road**  
North Finchley, N12 0EE

**F O R E S T**  
R E A L E S T A T E

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/11/2024

# Availability

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
1st - 129	1,021	94.85	£25,525 /annum	Available
1st - 102-106	3,837	356.47	£95,925 /annum	Available
2nd - 219/220	785	72.93	£19,625 /annum	Available
3rd - 308b	1,967	182.74	£49,300 /annum	Available
3rd - 305a	1,150	106.84	£28,750 /annum	Coming Soon
<b>Total</b>	<b>8,760</b>	<b>813.83</b>		

**Lease** New Lease

**Rent** £25,695 - £95,925 per annum No VAT.

**Rates** To be assessed.

**Service Charge** £6.50 per sq ft

**VAT** Not applicable

**EPC** On application

# Contact

## Zach Forest

020 3370 4470 | 07890 209 397

zach@forestrealestate.co.uk

## Casey Okin

020 3370 4470 | 07391 453 076

casey@forestrealestate.co.uk

## London Office Team

55 St John Street, London, EC1M 4AN

020 3370 4470

## London Industrial Team

1 Bridge Lane, London, NW11 0EA

020 3355 1555

## Hertfordshire Team

1a Local Board Road, Watford, WD17 2JP

01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)

[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**Balfour House, 741 High Road**  
North Finchley, N12 0EE

**F O R E S T**  
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/11/2024