

MAUNDER TAYLOR

TO LET SECOND FLOOR OFFICE SUITE



SECOND FLOOR, 930 HIGH ROAD, NORTH FINCHLEY, N12 9RT

Situated along the High Road (A1000), N12, adjacent to the junction of Finchley Park.

This second floor office suite (with lift access), is set within a small parade of independent shop units, conveniently positioned for shopping in North Finchley and close to Woodside Park underground station (Northern Line).

The unit benefits from central heating, air conditioning, double glazing, entry phone system and one allocated parking space. There is also a separate shared meeting room (bookable in advance for an additional modest fee).

The property is vacant and available for immediate occupation.

AVAILABLE IMMEDIATELY

RENT: £14,500 PAX plus VAT

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



ACCOMMODATION

Overall Dimensions: 29'4 x 21'10 (8.94m x 6.65m):

Double glazed windows to side & front radiators, air conditioning & kitchenette area.

Private office room one - 14'6 max x 9'7 max (4.42m x 2.92m)

Private office room two – 12'1 max x 12' max, narrowing to 11'6 (3.68m x 3.66m)

Communal WCs

IN ALL APPROX 640 ft² (59.5m²) GIA



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Lease:

New lease, terms to be agreed – landlord preferred terms are a new 6-year lease, with a break clause at year 2.

Legal Fees:

Each side to be responsible for their own legal costs.

Service Charge:

Approximately £3,566 (year to 30 June 2022) which includes light, heat and water.

Business Rates:

According to the VOA web site, the Rateable Value is £11,250. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

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