

# 98 GREAT NORTH ROAD

EAST FINCHLEY, N2 0NL

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FOREST  
REAL ESTATE

# TO LET

## 2,968 SQ FT

### Flexible Lease Terms Offered - Modern Lateral Office Floor With 8 Allocated Parking Spaces

#### Key Features

- Entire first floor
- Glass partitioned meeting rooms
- Air conditioned
- Triple aspect windows
- Flexible Lease Terms Offered
- Private WC's, kitchen and shower
- Passenger lift to all floors
- LED Lighting
- 8 allocated parking spaces

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## Description

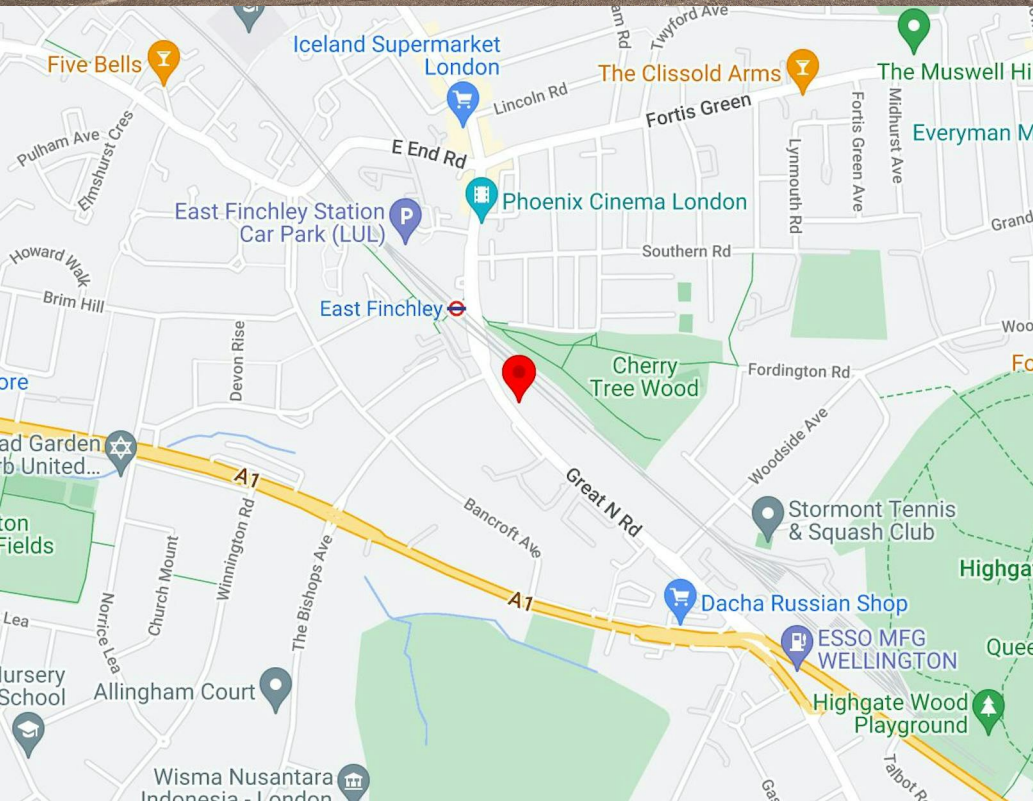
This first-floor office space boasts a modern, predominantly open-plan layout, presenting a sleek and updated interior. The office is designed with three glass-partitioned office/meeting rooms, enhancing the workspace's functionality and aesthetic.

For added convenience and security, the external area offers eight designated parking spaces, all secured behind electronic gates, ensuring a safe and exclusive parking environment.

## Location

East Finchley enjoys exceptional accessibility, being well-connected to Central London and the wider city. The Northern Line of the London Underground provides direct access to key business districts such as the City of London and King's Cross. Commuting is a breeze, making it convenient for employees and clients alike.

With a diverse array of businesses, shops, and eateries. The high street is alive with activity, offering a mix of boutique stores, restaurants serving various cuisines, and cafes perfect for casual meetings or a quick catch-up with colleagues.





# Availability

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<b>Lease</b>	New Lease
<b>Rent</b>	£95,000 per annum
<b>Rates</b>	Interested parties should make their own enquiries to the London Borough of Barnet.
<b>Service Charge</b>	Tenant to contribute 45% towards the total service charge which includes utilities.
<b>VAT</b>	Applicable
<b>EPC</b>	On application

# Contact

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