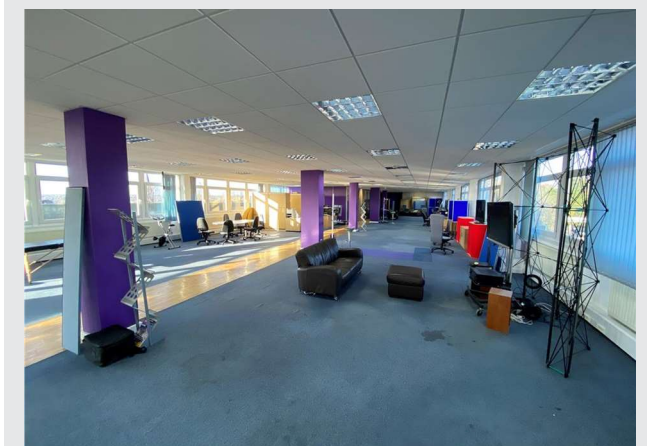


# PERRY HOLT

## TO LET

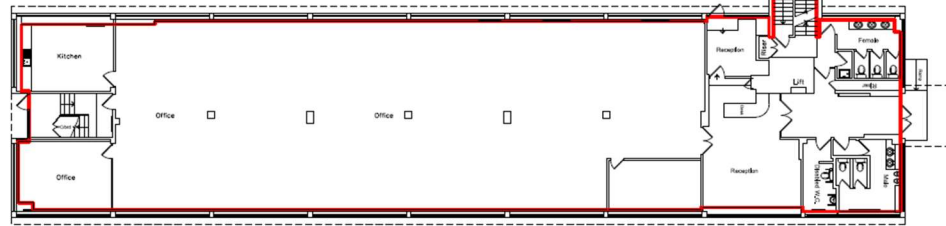
Flexible short term office/storage

Metro Point, 1A Chalk Lane, Cockfosters, Barnet, EN4 9JQ

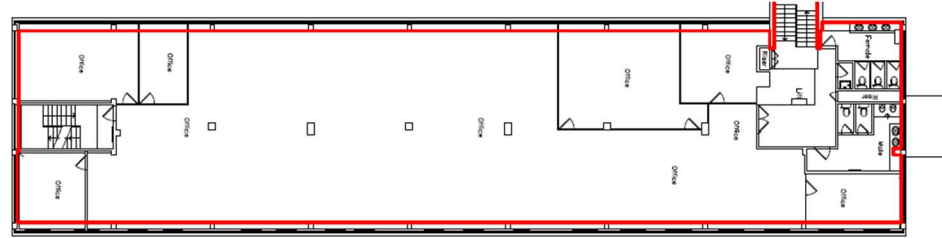


## ACCOMMODATION

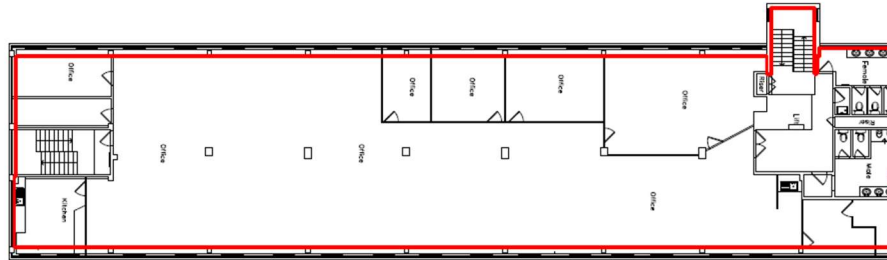
	Sq ft	Sq m
Fourth level	5,989	556.40
Third level	5,986	556.10
Second level	5,989	556.40
First level	5,933	551.20
Ground level	6,531	606.70
Lower ground level	1,083	100.60
<b>Total</b>	<b>31,510</b>	<b>2,972.4</b>



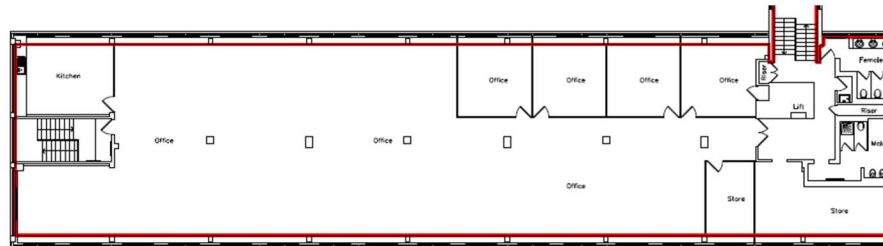
GROUND FLOOR



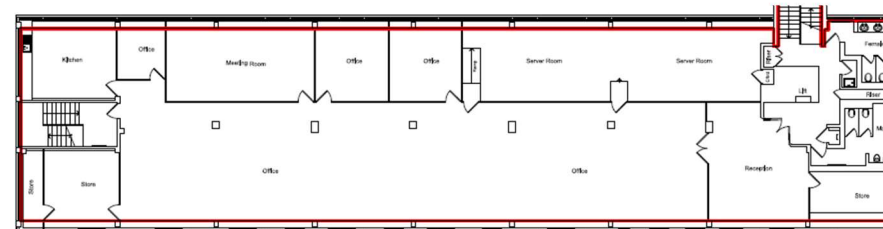
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

## AMENITIES

- ✓ Presently arranged as office floors and storage
- ✓ Of interest to TV and film production companies and temporary offices
- ✓ Part previously used as a Datacentre
- ✓ Parking area at rear for 35 cars
- ✓ Opposite Cockfosters underground station

## LOCATION

Situated on the corner of Chalk Lane and Cockfosters Road directly opposite Cockfosters Underground (Piccadilly Line) being 30 minutes to Kings Cross.

The site is served by numerous bus routes and junction 24 of the M25 is 4km to the north.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

The property comprises a detached office/storage building over 5 storeys plus a small lower ground area. The ground floor was converted to a datacentre so there is plenty of power available to the building. The first floor is in shell condition and the second floor stripped back. The remainder are fitted as offices.

## TERM

Short term flexible lease available

## RENT

£10 per sq ft per annum exclusive

## RATES

Rateable value: £257,500. Rates payable: £131,840

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

## VAT

We understand that VAT is payable on the rent

# PERRY HOLT

FIRST FLOOR OFFICES 165-167 HIGH STREET  
RICKMANSWORTH HERTS WD3 1AY

[perryholt.co.uk](http://perryholt.co.uk)

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