

# 34 HENRY ROAD

NEW BARNET, EN4 8BD

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FOREST  
REAL ESTATE

# FOR SALE

## 5,842 SQ FT

### Newly Constructed Freehold Office Building

#### Key Features

- Self Contained Office Building
- Freehold
- Floor To Ceiling Windows
- 6 Person Passenger Lift
- Capped Services Including Electric, Gas, Water & Mains Drainage
- Newly Built
- Large Roof Terrace
- Completed & Ready For Internal Fit Out
- Use Class E
- Advantage 10 Year Building Warranty

**The Contemporary Building, 34 Henry Road**  
New Barnet, EN4 8BD





## Description

This newly constructed building is set across four floors and is offered in a Shell & Core condition. This self-contained structure includes a 6-person, 450kg lift. The unit is equipped with capped-off electricity, gas, and water connections, along with drainage provision, making it ready for fit-out.

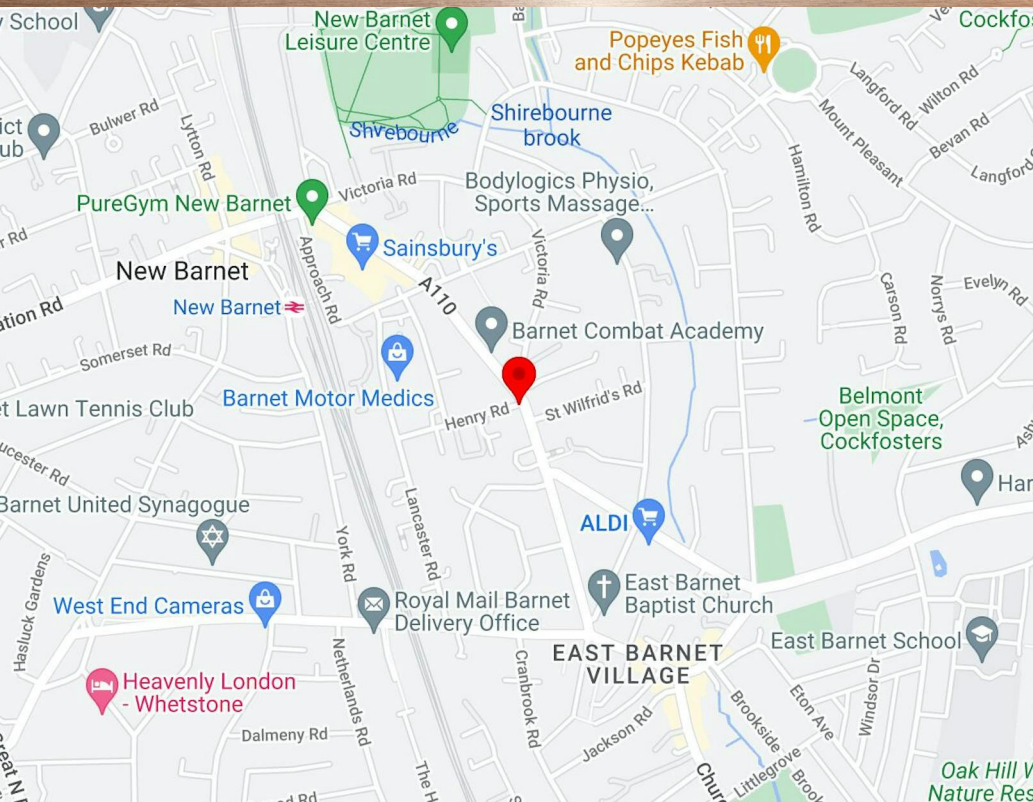
Spanning approximately 5,845 ft<sup>2</sup>, this exciting development boasts open-plan floors with expansive floor-to-ceiling glazing, facilitating flexible subdivision and internal layouts. Additionally, the building offers a large roof terrace for external use.

Ensuring peace of mind, the property comes with the added benefit of an Advantage 10-Year building warranty.

## Location

Situated at the junction of Henry Road and Lancaster Road, Vulcan Works enjoys a prime location just moments away from New Barnet overground station, providing swift and convenient access to Central London. Direct train routes to Finsbury Park and Moorgate ensure rapid and effortless connectivity to both the City and West End, enhancing the accessibility of the area.

The nearby High Street is replete with essential businesses and shopping amenities, featuring prominent establishments such as Sainsbury's, Argos, PureGym, and The Post Office. Furthermore, a diverse array of restaurants, bars, and takeaways contribute to the vibrant local scene.



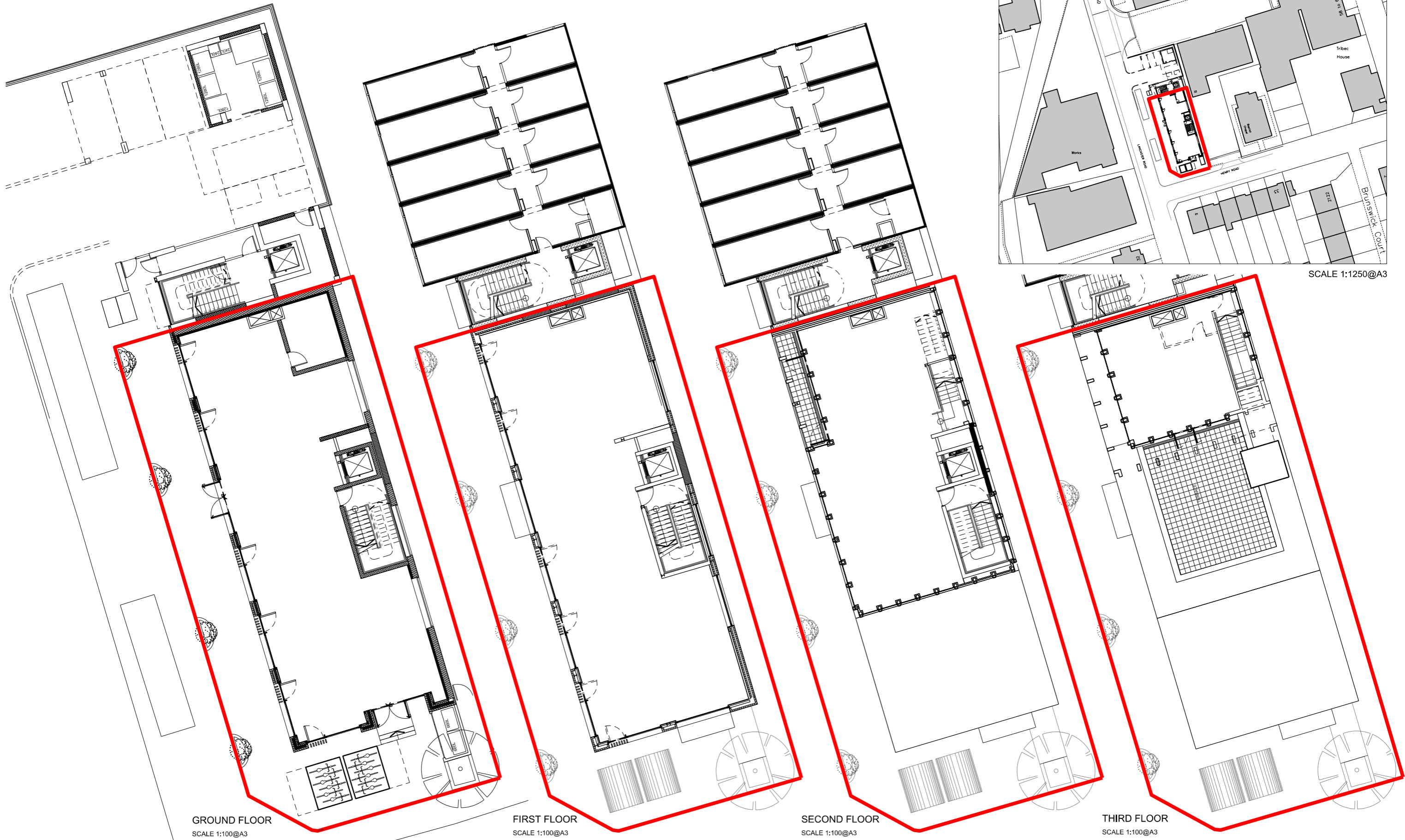


CGI



CGI





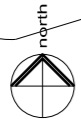
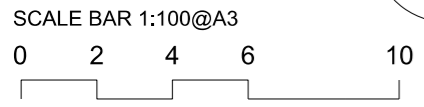
SCALE 1:1250@A3

GROUND FLOOR  
SCALE 1:100@A3

FIRST FLOOR  
SCALE 1:100@A3

SECOND FLOOR  
SCALE 1:100@A3

THIRD FLOOR  
SCALE 1:100@A3



NOTES:  
Drawing produced for title plan and planning purposes only

34-36 HENRY ROAD ROAD  
**Freehold Plans**  
**OFFICE BUILDING**

**G M L Architects**

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SCALE: 1:200 & 1:1250@A3  
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**4903/TP/02**

# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,152	199.93
1st	2,195	203.92
2nd	1,183	109.90
3rd	312	28.99
<b>Total</b>	<b>5,842</b>	<b>542.74</b>
<b>Price</b>	£1,350,000	
<b>Rates</b>	Applicants are to make their own enquiries to the London Borough of Barnet.	
<b>Service Charge</b>	N/A	
<b>VAT</b>	Applicable	
<b>EPC</b>	EPC exempt - Currently being constructed or undergoing major refurbishment	

# Contact

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

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