

SECOND (TOP) FLOOR OFFICES TO LET



33 WOOD STREET, BARNET, EN5 4BE

A bright, double aspect, top floor office to let. The property is situated adjacent to the *Barnet Museum* and close to the junction with the High Street at Barnet Church.

High Barnet Underground Station (Northern Line) is within ½ a mile.

On street permit parking to the front of the property.

This is a sub-letting by the main tenant of the building.

Available immediately - all viewings strictly by appointment only

RENT: £16,500 PER ANNUM (*Plus Service Charge)



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
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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.

Entrance

Communal building entrance to ground floor reception area. Stairs (only) rising to the top floor unit.

Second floor landing with WCs (outside of the demised area for the office – but for the sole use of the top floor).

This gas centrally heated office has a bright dual aspect with dormer windows to front and rear, and with daylight lighting panels in the suspended ceiling. Internal viewing highly recommended.

Main office area 29' x 22'9' (8.84m x 6.93m), plus further **recess with Kitchenette** 14'3 x 11'3 (4.34m x 3.43m)

GIA: APPROXIMATELY 820 ft² (76.18m²)



RENT: £18,500 PER ANNUM (*Plus Service Charge)

*Service Charge to cover;

- share of business rates
- heating & lighting
- cleaning of common parts
- alarm system
- intercom system
- buildings insurance

Lease 3-year sub-lease, to be *outside the scope of the Landlord & Tenant Act.*

CEPC Rating:

