

MAUNDER TAYLOR

TO LET SECOND FLOOR OFFICE SUITE



2nd FLOOR, 2 WOODBERRY GROVE, NORTH FINCHLEY, N12 ODR

Situated just off Ballards Lane, N12, this second floor unit benefits from air conditioning, double glazing, natural lighting, entry phone system and one allocated parking space.

This second floor office is within easy reach of the shopping and transport facilities at 'Tally Ho Corner' & Waitrose - North Finchley. West Finchley (Northern Line) is the nearest station – just over half a mile away.

New Lease – Terms to be agreed

AVAILABLE IMMEDIATELY

RENT: £11,000 PAX

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:

15'1 x 10'8 (4.59m x 3.25m)

17'5 x 12'6 (5.33m x 3.81m)

Double glazed Velux windows providing natural lighting, air conditioning & communal kitchenette area.

Communal Kitchenette Area

Communal WCs

IN ALL APPROX 348ft² (35.2m²) GIA

Lease:

New lease, terms to be agreed

Legal Fees:

Each side to be responsible for their own legal costs.

Service Charge:

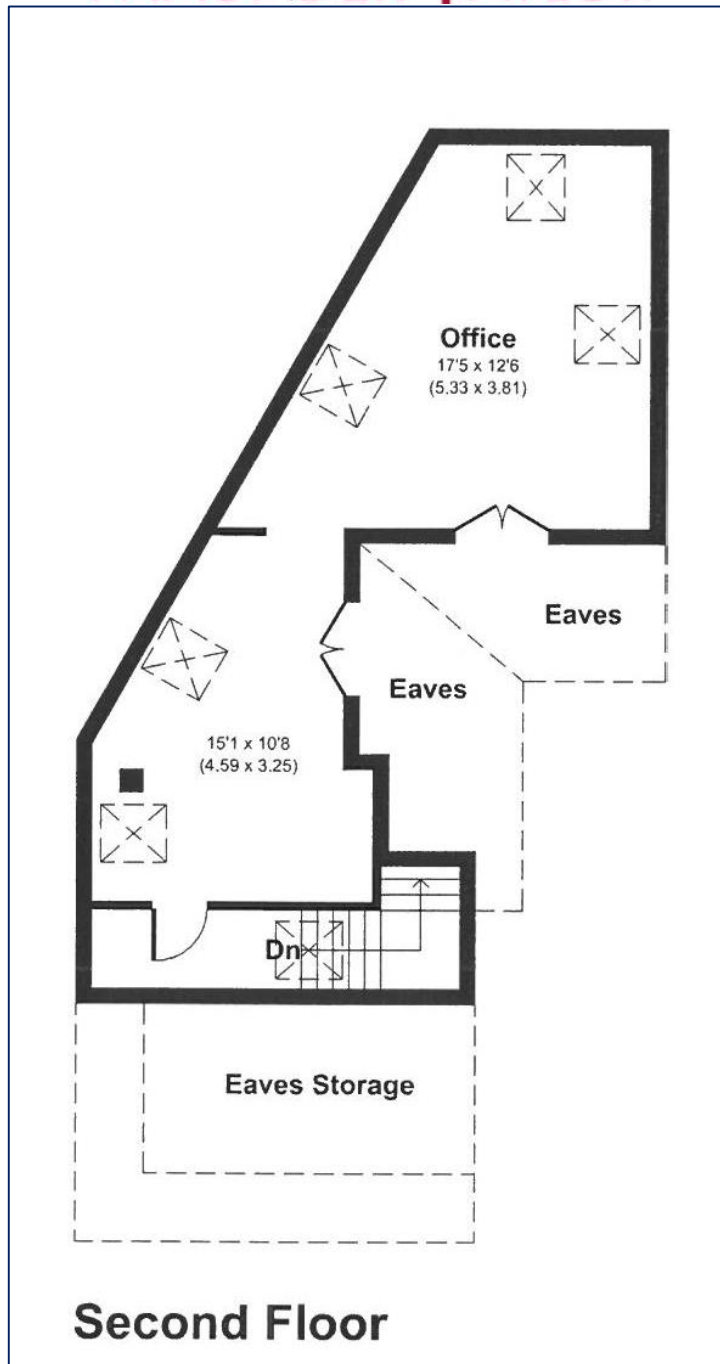
Electricity and water is charged as a percentage of the total square footage. Approximately £60-£80 per month.



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CEPC Rating for the whole building: C: 62

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