

## FIRST FLOOR OFFICE - TO LET



### **BLOCK B, First Floor (Front) QUEENS ROAD, BARNET, EN5 4DJ**

This first floor office is available by way of a new lease, and benefits from 7 allocated parking spaces. It is configured with a central open plan area surrounded by several private office/meeting rooms.

The closest station is High Barnet Station (Northern Line)  
– which is just over a mile from the property.

High Barnet, High Street is just under  $\frac{3}{4}$  of a mile from the property.

***ALL VIEWINGS - STRICTLY BY APPOINTMENT ONLY***

**RENT: £39,000 PAX**  
**(Plus Service Charge)**



PARTNERS: B R MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

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.

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

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Page Two

## Accommodation:



**GIA APPROXIMATELY – 2,786 ft<sup>2</sup> (258.9m<sup>2</sup>)**

**Virtual Tour** – link available on request.



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Page Three

### Lease Term:

New lease - terms to be negotiated.

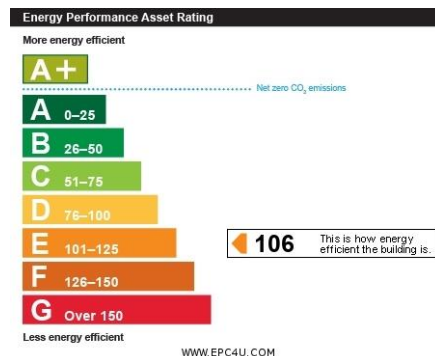
### Legal Fees:

Each party responsible for their own costs

### Business Rates

The landlord advises that the current rateable value is £29,750. This is NOT the amount of rates payable.

For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



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