

OFFICE TO LET – WITH PARKING



ELWOOD HOUSE, 42, LYTTON ROAD, NEW BARNET, EN5 5BY

Lytton Road is conveniently situated within quarter of a mile of New Barnet mainline station and is approximately one mile from High Barnet underground station (Northern Line).

There is a selection of local shops, coffee shops and eateries along Lytton Road, and the *Sainsbury's* supermarket in East Barnet is within a third of a mile.

Available for January 2025 occupation – viewing highly recommended.

RENT: £23,500 PAX + VAT & SERVICE CHARGE*



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

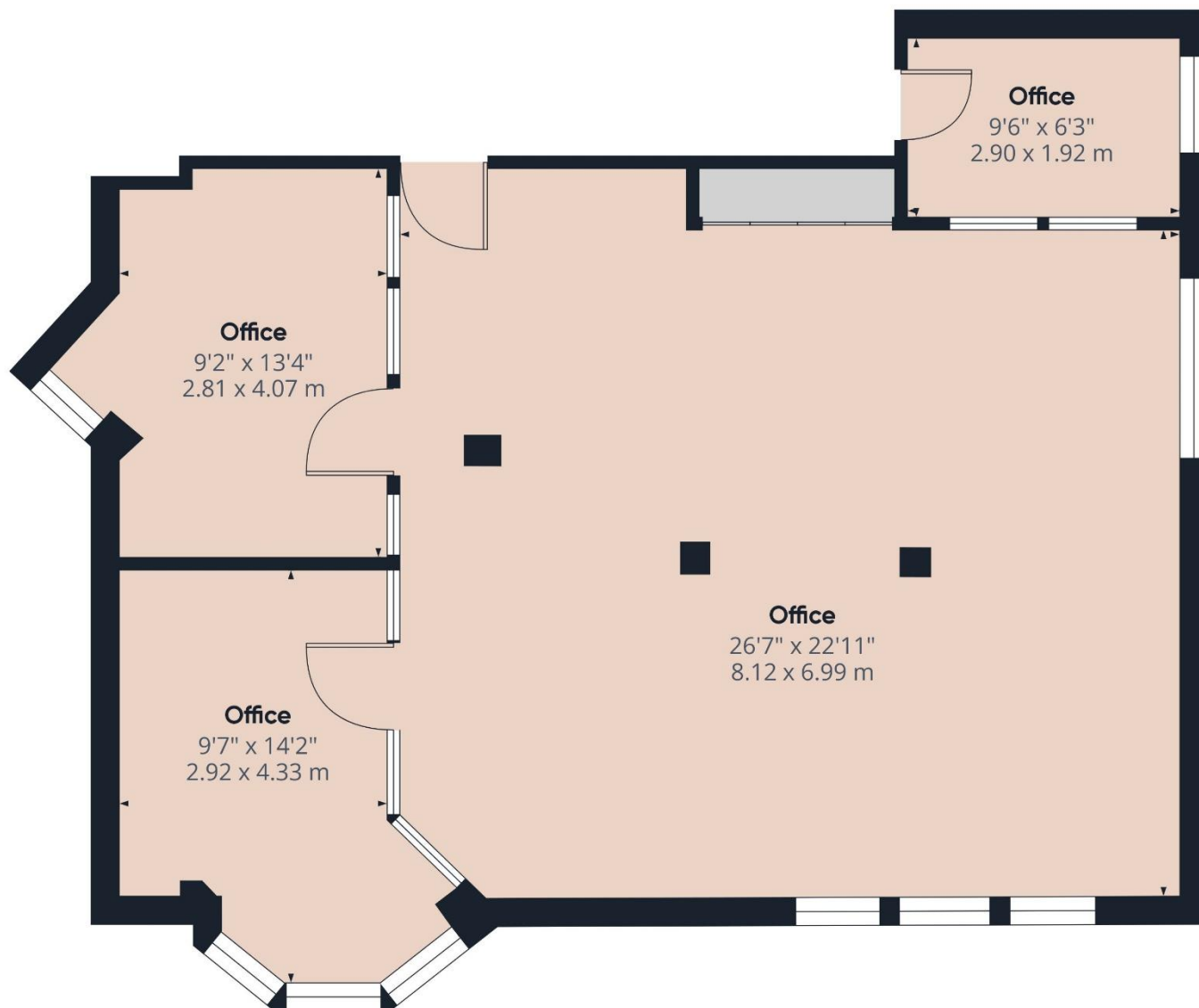
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

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

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GIA APPX. 958ft² (89m²)



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SUMMARY OF ACCOMMODATION

A triple aspect, first floor office suite, situated to the front of the building. The property benefits from a main open plan area, as well as 2 glass partitioned offices and a further small office/breakout room. The unit has its own small kitchen off a communal corridor and there are shared WC facilities on the ground and first floors.

5 Allocated parking spaces (2 to the front and 3 to the rear)

The property is double glazed and benefits from both air conditioning in the main area and a shared gas central heating system.

Lease: New lease (minimum period of 3 years).

***Service Charge:**

The service charge includes gas, water and electricity (excludes telecoms)

Legal Fees: Each party to pay their own legal fees.

Business Rates:

The landlord advises that the current rateable value is £11,500. This is NOT the amount of rates payable. If the ingoing tenant is eligible for small business rate relief at the current time they may be entitled to a full exemption.

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



**Space for
CEPC GRAPH**



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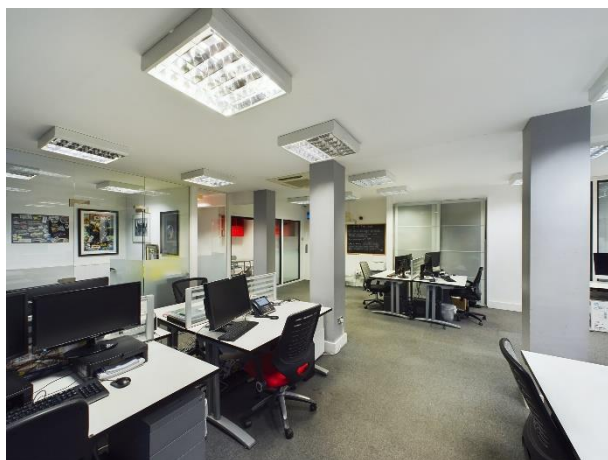
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