

TO LET - SELF CONTAINED OFFICE SUITE



Rear of 175 HIGH STREET, BARNET, HERTS EN5 5SU

A well-presented ground floor office suite, conveniently situated just off the High Street Barnet.

The property is in within easy reach of controlled pay-by-phone parking, along Hadley Green Business permits available to buy from the London Borough of Barnet

There is good traffic flow with bus services running along the High Street and High Barnet Northern Line station is also easily accessible - being within three-quarters of a mile.

There is an array of shops, restaurants and coffee shops within close proximity.

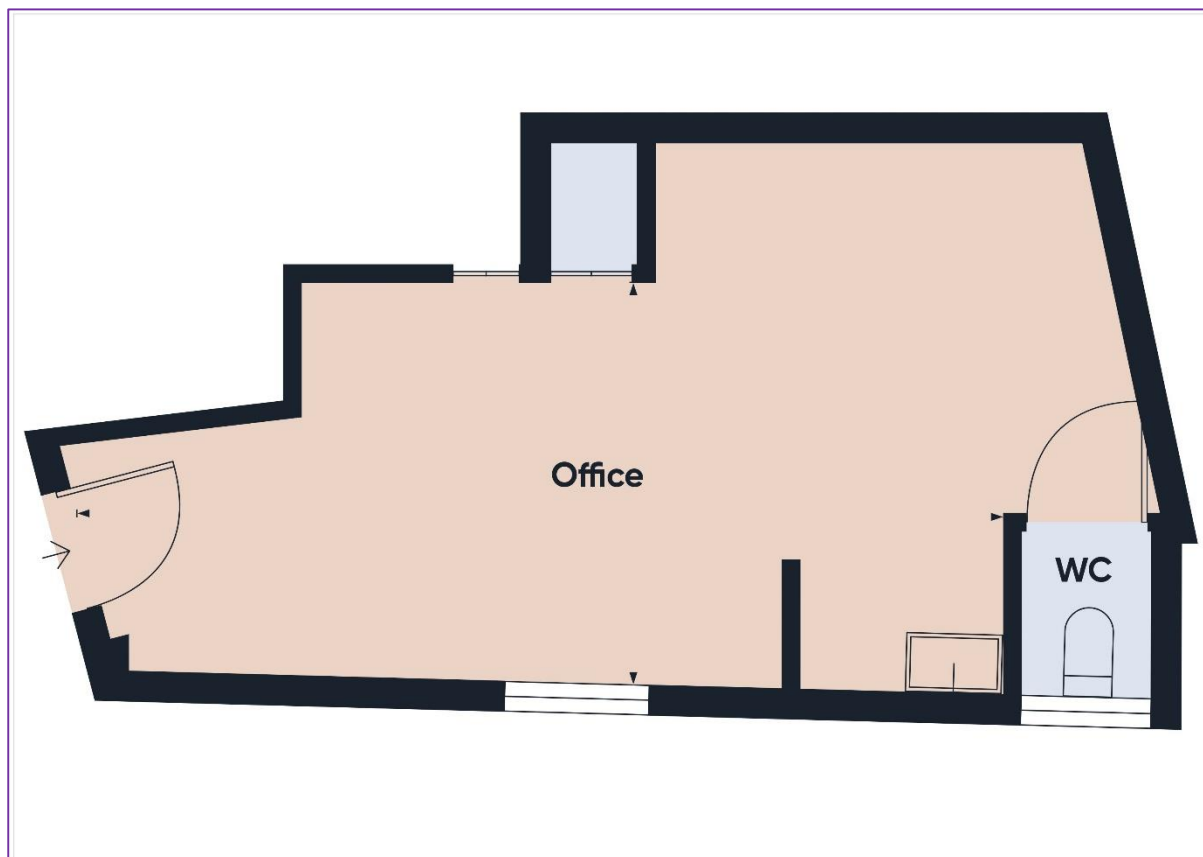
Viewings strictly by appointment only

RENT: £975 Per Calendar Month
to include Business Rates & office furniture (as seen)



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.



The plan is not to scale - for identification purposes only

Accommodation:

Doors opening to open plan office, with an overall depth of approximately 26'3 (8m), starting with a width of 6'1 (1.85m), widening to 9'9 (2.97m), and again to 11'9 (3.58m).

Overall the Gross Internal Area is approx. 280ft² (26m²) including fitted kitchenette, WC & storage (there are 2 under stair store cupboards).

GIA APPROX. 280 ft² (26m²)



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MAUNDER TAYLOR

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

Rear of 175 High Street, Barnet, Herts EN5 5SU

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Lease Term:

New lease – terms to be negotiated.

Legal Fees:

Each side to pay own legal costs.



Parking Space is NOT available



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