

COMMERCIAL ESTATE AGENTS & VALUERS

SELECTION OF OFFICE SUITES

1,500 - 2,101 SQ FT APPROX

TO BE LET

**BALFOUR HOUSE, 741 HIGH ROAD,
NORTH FINCHLEY, LONDON N12 0BP**



LOCATION

Situated at Tally Ho Corner at the junction with Ballards Lane and High Road (A1000), the property is within walking distance of West Finchley and Woodside Park Underground Stations (Northern Line). Adjoining is the Arts Depot and the bus interchange. The multiple shopping centre in the High Road provides many amenities for staff.

Good road communications are afforded with the North Circular Road (A406), M1 and M25 Motorways all within close proximity.

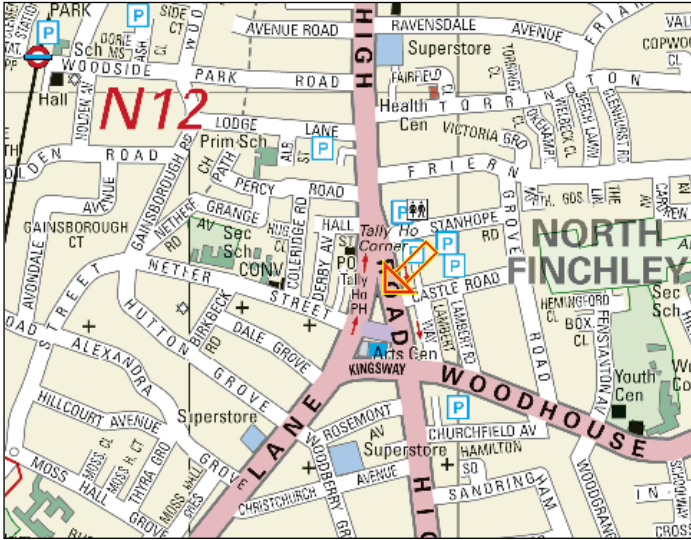
All Transactions are Subject to Contract

1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

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ACCOMMODATION Comprises two office suites affording the following approximate floor area:

FIRST FLOOR **2,101 SQ FT**

SECOND FLOOR **1,500 SQ FT**

- AMENITIES**
- * Manned reception
 - * Passenger lifts
 - * Carpeting
 - * Electric heating
 - * Suspended ceilings
 - * Kitchen facilities
 - * Male, female & disabled toilets
 - * On site parking

LEASE A new full repairing and insuring lease to be granted for a term by arrangement, to exclude the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

RENT £25.00 per sq ft per annum exclusive.

SERVICE CHARGE Approximately £6.50 per sq ft per annum.

RATES Approximately £7.00 per sq ft per annum.

EPC Awaiting.

LEGAL COSTS Each party to be responsible for their own legal costs incurred.

VIEWING Strictly by appointment through agents as above.

“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”