

## **COMMERCIAL ESTATE AGENTS & VALUERS**

# SUPERBLY FITTED "SHOREDITCH STYLE" OFFICE SUITE 4,040 SQ FT APPROX TO BE LET

### BALFOUR HOUSE, 741 HIGH ROAD, NORTH FINCHLEY, N12 0BP



1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

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#### 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.

#### **ACCOMMODATION**

Comprises a self contained office suite on part first floor. The suite has been transformed into a trendy "Shoreditch Style" office suite arranged as one open plan area together with two private offices affording the following:

#### APPROXIMATE FLOOR AREA

4,040 SQ FT

#### **AMENITIES**

- \* Manned reception
- \* Passenger lifts
- \* Exposed wooden floor
- \* Air conditioning / heating
- \* Alarm and CCTV
- \* Underfloor trunking
- \* Fitted kitchen
- \* Own male, female toilets
- \* Shower
- \* Six car parking spaces

#### **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** £101,000 per annum exclusive.

**SERVICE CHARGE** Approximately £27,250 per annum.

RATES Obtained from the <a href="www.voa.gov.uk">www.voa.gov.uk</a> website the rateable value is

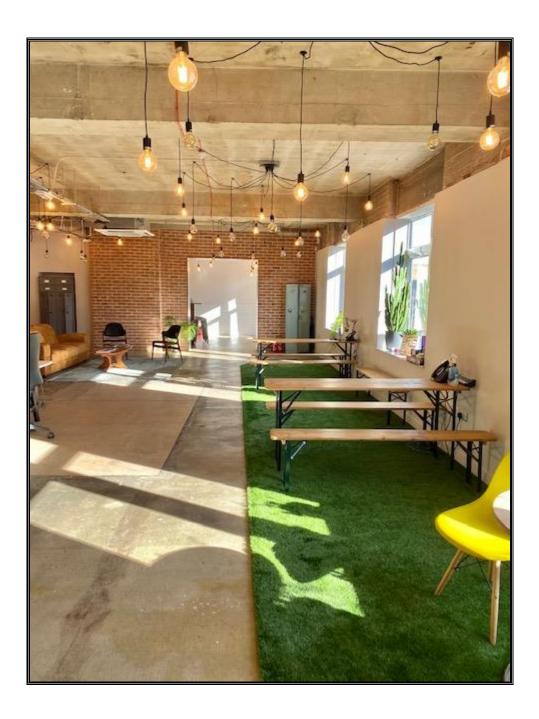
£52,500 and the rates payable for 2021/2022 are £26,880 per annum. Interested parties should confirm annual rates payable with the Local

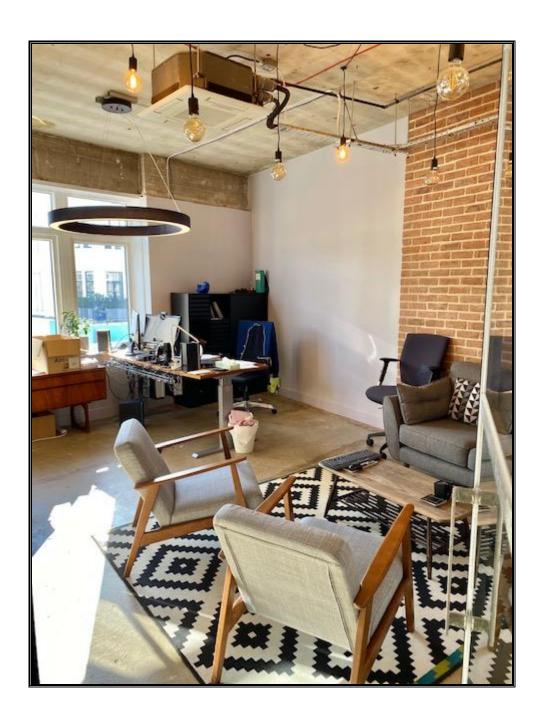
Rating Authority.

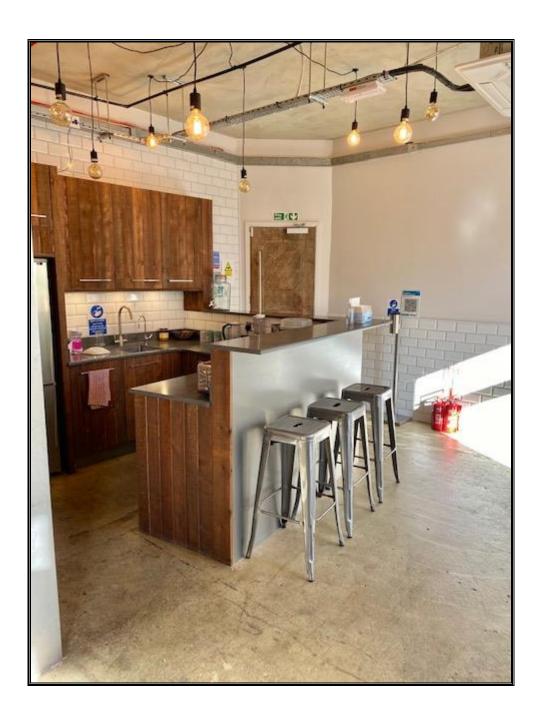
**EPC** Awaited.

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

**VIEWING** Strictly by appointment through agents as above.







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- (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;
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