

**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**

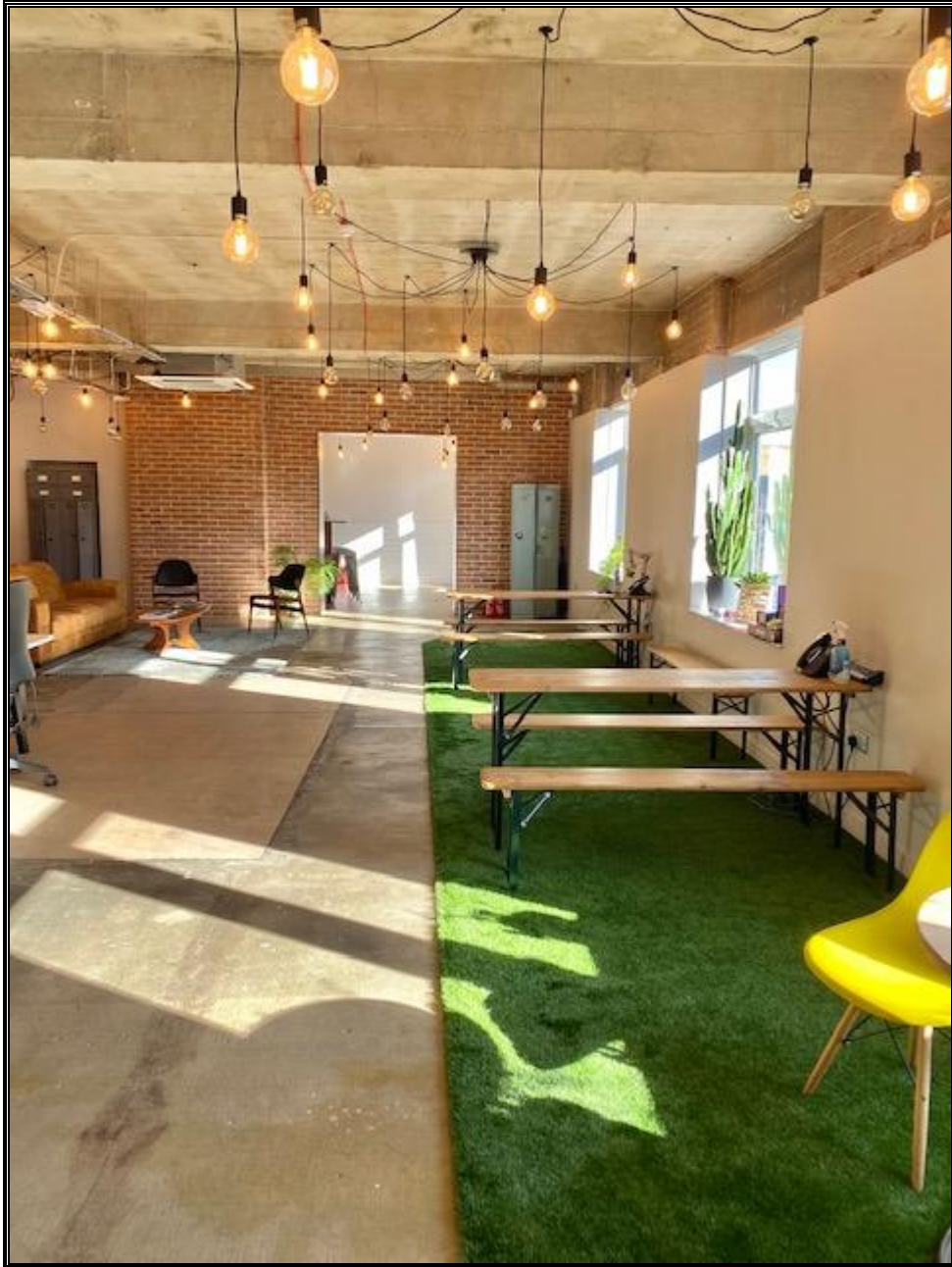


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<b>SERVICE CHARGE</b>	Approximately £27,250 per annum.
<b>RATES</b>	Obtained from the <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website the rateable value is £52,500 and the rates payable for 2021/2022 are £26,880 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.
<b>EPC</b>	Awaited.
<b>LEGAL COSTS</b>	Each party to be responsible for their own legal costs incurred.
<b>VIEWING</b>	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.”