

COMMERCIAL ESTATE AGENTS & VALUERS

FULLY REFURBISHED GROUND FLOOR OFFICE SUITE 1,280 SQ FT APPROX TO BE LET ON ECONOMIC TERMS PREMIER HOUSE, 309 BALLARDS LANE, NORTH FINCHLEY, LONDON N12 8LY



LOCATION

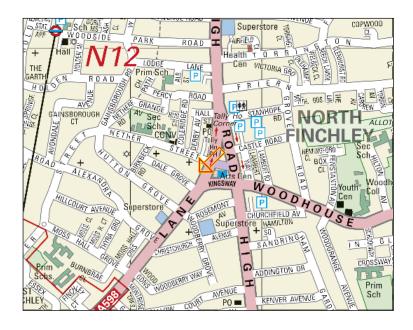
Situated at Tally Ho Corner close to the junction of Ballards Lane and High Road, the property is within walking distance of Woodside Park and West Finchley Underground Stations (Northern Line). Diagonally opposite is the development incorporating the Arts Centre, 158 apartments, retail units, a new bus interchange, offices and substantial onsite parking.

All Transactions are Subject to Contract

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ACCOMMODATION

Comprises a self-contained office suite on the ground floor currently used as an office and showroomn. The offices are arranged in an open plan layout with 3 private offices and affords the following approximate

FLOOR AREA 1,280 SQ FT

AMENITIES

- * Entryphone
- * 6 person passenger lift
- * Independent gas-fired central heating
- * Double-glazing
- * Window blinds
- Suspended ceiling incorporating recessed lighting
- * Perimeter trunking
- * Carpeting
- * Kitchen
- * Parking for 2 vehicles

LEASE

A new full repairing and insuring lease to be granted for a term of 5 years subject to a mutual break after 3 years upon 6 months prior written notice. The parties are to contract out of the Landlord and Tenant Act 1954 (Sections 24-28 inclusive).

RENT £22,400 per annum exclusive plus VAT.

SERVICE CHARGE Approximately £6,600 per annum approx. plus VAT to include building

insurance.

RATES Obtained from the www.voa.gov.uk the rateable value is £22,750 and

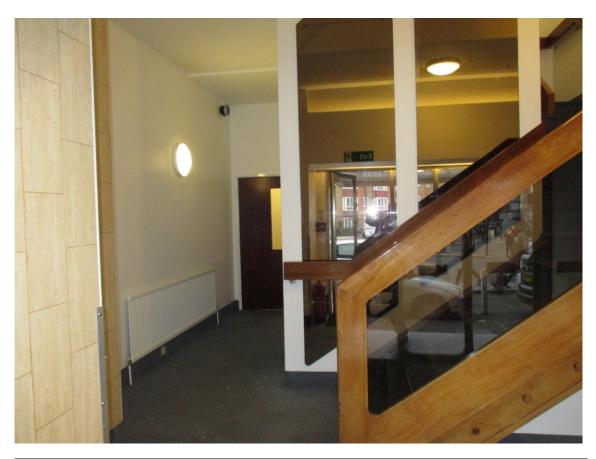
the rates payable for 2023/24 are £11,352 per annum. Interested parties should confirm annual rates payable with the Local Rating

Authority.

EPC C.

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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