

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 showroom. 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](http://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**

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**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;
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