

COMMERCIAL ESTATE AGENTS & VALUERS

**MODERN GROUND FLOOR OFFICE SUITE**

**870 SQ FT**

**TO LET**

**ASTON HOUSE, CORNWALL AVENUE, FINCHLEY CENTRAL**

**LONDON N3 1LF**



**LOCATION**

The property is well located close to the junction with Ballards Lane, Finchley Central shopping centre and within a short walk of Finchley Central Underground Station (Northern Line). Good road communications are afforded with speedy access into the centre of London. The North Circular Road (A406) is approximately one mile and the M1 and M25 Motorways within approximately two and six miles respectively.

All Transactions are Subject to Contract

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**ACCOMMODATION** Comprises a self-contained office suite on the ground floor, currently partitioned into two private offices and an open plan area affording an approximate

**FLOOR AREA** **870 SQ FT**

**AMENITIES**

- \* Video entryphone
- \* Air-conditioning / heating
- \* Double-glazing
- \* Carpeting
- \* Suspended ceilings with LED lighting
- \* Raised floor
- \* Male/female & disabled WCs
- \* Window blinds

**LEASE** A new effective full repairing and insuring lease to be granted for a term up to 5 years intervals if applicable.

**RENT** £23,925 per annum exclusive plus VAT.

**SERVICE CHARGE** £6,835 per annum plus VAT which includes electricity of the suite, building insurance and alarm.

**EPC** A.

**RATES** Awaiting confirmation.

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

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



Communal Reception





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