

TO LET

NEWLEY REFURBISHED 1st FLOOR OFFICE SUITE



HIGH ROAD, WHETSTONE, LONDON N20

A well-positioned, first floor office suite, situated to the rear of the building.

Ready for immediate occupation, the unit benefits from double glazing, air conditioning, video entry phone, alarm, tea & coffee station with sink, and allocated parking space to rear.

The property is newly decorated, carpeted, and has a new suspended ceiling with modern 'daylight' lighting panels.

Totteridge & Whetstone Northern Line and Oakleigh Park Main Line stations serve the general area. Whetstone High Road is also served by several bus routes, and has a good array of retail premises, restaurants & coffee shops - including the likes of *M&S Food Hall*, *Waitrose*, *Boots*, *Costa* and *Pizza Express*.

RENT: £32,000 PAX

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maudertaylor.co.uk – 020 8446 0011



Legal Fees: Ingoing tenant to pay the landlord's reasonable legal costs.

Lease: New lease – terms to be agreed.

GROSS INTERNAL AREA: Approximately 1,280 ft² (118.9 m²)



Please Note: Drawing is NOT to scale

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