

TO LET

GROUND & FIRST FLOOR UNITS
(AVAILABLE SEPARATELY OR JOINTLY)

LIGHT INDUSTRIAL / STORAGE / OFFICE



The Old Printworks, TAPSTER STREET, BARNET, HERTS, EN5

Situated in a quiet turning to the rear of Barnet High Street, off Moxon Street, The Old Printworks are accessed via secure entrance gates – there is one parking space per floor to the front of the unit.

High Barnet underground station (Northern Line) is approximately half a mile away.

The public carpark in Moxon Street (with one hour's free parking) is within 100 metres of the property.

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.maunder-taylor.co.uk – 020 8446 0011



ACCOMMODATION - GROUND FLOOR

Ground floor area with part restricted height and mezzanine offices above, approached via roller shutter door to front, as well as personal access door to common part hallway with further door opening into the ground floor of the unit. Own WC in common part area (first floor).

- **Main full height area:** approx. 13'3 x 11'3 (4.04m x 3.43m). Roller shutter door to front, which is approximately 9' wide x 10' max height. (2.74m x 3.05m)
- **First under mezzanine area** 17' x 10'6 (5.18m x 3.20m) - approx. 6' clearance height (1.83m).
- **Second under mezzanine area** 13' x 11' (3.96m x 3.35m) approx. 5' clearance height (1.52m).
- **Mezzanine;**
 - **Room 1** 16'6 x 11' max (5.03m x 3.35m) with steps down to;
 - **Room 2** 11'6 average x 11' max (3.51m x 3.35m) with window to front.

Approx *778ft² (72.28m²) GIA *with some restricted head height areas

RENT & SERVICE CHARGE COMBINED: £12,000 Per Annum



ACCOMMODATION - FIRST FLOOR

Accessed from the first floor landing - approached via the same common part entrance hallway as the ground floor unit. Windows to front & rear, central heating.

- **Main room:** approx. 21'10 x 25'4 max/22'6 min (slightly angled flank wall) 8'6 ceiling height (measured to suspended ceiling)
- **WC/shower** Separate room off the demise (not measured)

Approx 520ft² (48.3m²) GIA

RENT & SERVICE CHARGE COMBINED: £10,500 Per Annum

GENERAL

Term: Landlord is seeking a **24 month rental**, on internal repairing and insuring terms – outside the scope of the landlord & tenant act (with a monthly service charge contribution).

Legal Fees: Ingoing tenant to be responsible for the landlord's reasonable legal costs.

Energy Performance Details: On request

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