

TO LET

OFFICE SUITE



## Suite, ASHDON HOUSE, MOON LANE, BARNET, HERTS, EN5

A well-presented, second (top) floor office suite, with lift service – set into the roof space of this modern purpose built office block, which lies in a turning off Barnet High Street. The property is within easy reach of the shopping and transport facilities of High Barnet, and is within half a mile of High Barnet underground station.

Suite 10 comes with 2 allocated parking spaces – there is further on site visitor parking available, as well as the Moxon Street public car park (1 hour free parking for visitors –ticket still required).

The current occupier will vacate, leaving all bespoke fitted desks and storage units, if required by the ingoing tenant.

The unit comprises of the main open plan area, and a private office/meeting room. It has roof light windows, central heating, air conditioning and a tea and coffee area. There are shared toilet facilities on each floor of the building. There is also a separate shared meeting room – bookable in advance for occasional use, by all occupiers in the building.

**RENT: £20,500 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](http://www.maudertaylor.co.uk) – 020 8446 0011



# MAUNDER TAYLOR



**GIA approx. 950ft<sup>2</sup> (88.25m<sup>2</sup>)**

Entrance door to suite opening to tea & coffee area, opening to;

**Main Office 36'9 x 19' narrowing to 14'4**

With eaves storage cupboard, 5 roof light windows, air conditioning, radiators and glazed door with side panels opening through to;

**Private Office/Meeting Room 19' x 14'4**

Radiators, roof light windows.

*Suite is situated in the roof space, and all measurements taken have been measured into the available eaves area (overall floor area). Interested parties to note that there is a slope to the ceiling, and the existing furniture has been made to fit this particular space, and is available on request. Viewing recommended.*

**Lease Details:**

New lease, terms to be agreed.

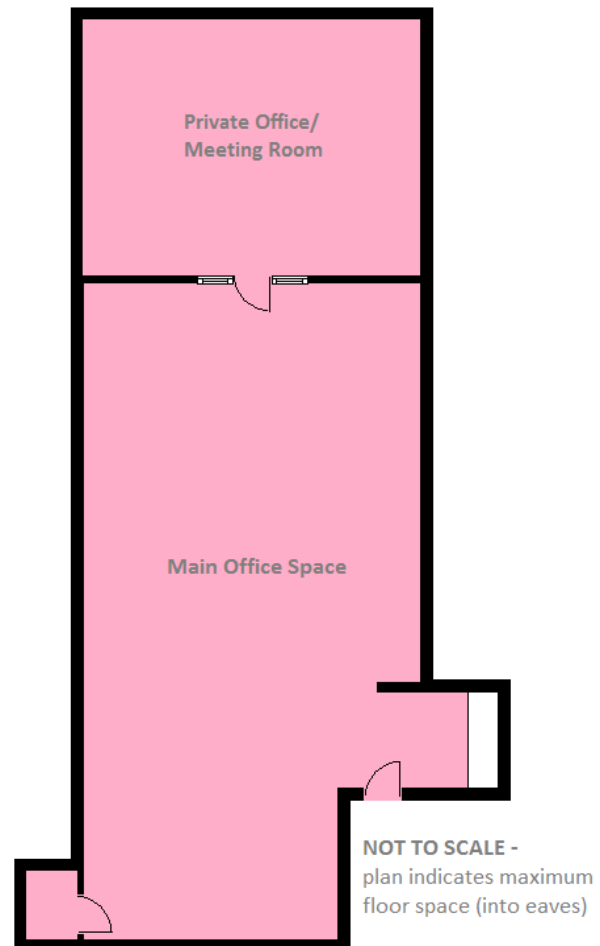
**Service Charge:**

Awaiting Details

**CEPC:** awaiting details

**Business Rates:**

**According to the VOA web site, the 2017 Rateable Value is £12,500.** This is NOT the amount of rates payable - for the actual amount of rates payable interested parties are advised to make their own enquiries to the Barnet Council.



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