

TO LET

OFFICE SUITE



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

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

Suite 10 has 2 allocated parking spaces and 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 it fully furnished with all bespoke fitted desks, chairs and storage units, a Minolta copier/ scanner / fax (with service contract), a Panasonic telephone switch and 10 handsets, kitchen equipment and shared 100mb broadband.

The unit comprises the main open plan area and a private office/meeting room. It has roof light windows, central heating, air conditioning and a kitchen area. Cat 5 cabling is in place with separate lines for telephones and computers. There are also floor boxes with cabling and power. There are shared toilet facilities on each floor of the building. In addition, there is also a separate shared meeting room – bookable in advance for use by all occupiers in the building.

Internal inspection of the office is Highly Recommended

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 – 020 8446 0011



MAUNDER TAYLOR



GIA approx. 950ft² (88.25m²)

Entrance door opening to;

**Main Office 36'9 x 19' narrowing to 14'4
(11.20m x 5.79m to 4.37m)**

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 (5.79m x 4.37m)**

Radiators, roof light windows.

Lease Details:

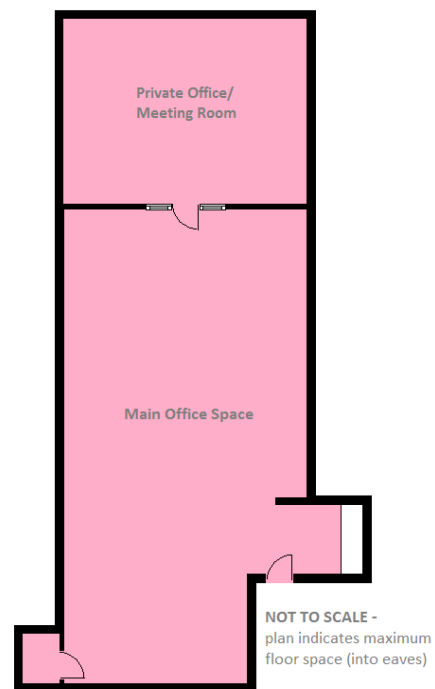
New lease, terms to be agreed.

Service Charge:

Approximately £3,000 PA.

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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