

TO LET PURPOSE BUILT FIRST FLOOR OFFICES *with parking*



1278 HIGH ROAD, WHETSTONE, LONDON N20 9HH

Purpose built office occupying the entire first floor, with 5 parking spaces. Situated in a prominent position with street entrance door, and stairs rising to first floor.

The current occupier is due to vacate at the end of September 2021. The landlord has requested all internal partitioning to be removed, and then intends to re-wire, install air conditioning & new ceilings with modern integral lighting. These works will take place prior to (and possibly in conjunction with) the new tenant taking occupation.

NOTE: The CEPC will be prepared following completion of the proposed improvement works.

Along Whetstone High Road are a number of shops, cafés, restaurants and the area is well served by public transport – including Totteridge & Whetstone Underground Station (Northern Line), approximately quarter of a mile away.

Please contact us if you wish to arrange an inspection of the unit – notice will be required.

RENT: £45,000 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.



Accommodation:

High street entrance, with corridor leading to stairs to upper floors. First floor landing with shared WC facilities, and entrance to the unit.

At present, the unit is partitioned, creating 3 private offices to rear, 4 private offices to front, reception area to front, 2 mid-office/store rooms, and common WC facilities (shared with 2nd floor tenant).

GIA: Approximately 2,150 ft² (200m²)

Features

- Parking for 5 cars
- Own street entrance door
- Easy reach of station

Lease:

New FRI lease with service charge provision.

Legal Fees:

Each party to pay their own legal costs.

Business Rates:

According to the VOA website, the **2017 Rateable Value is £41,250**. 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 London Borough of Barnet.

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