

LARGE OFFICE SPACE ARRANGED OVER FIRST FLOOR WITH 6 PARKING SPACES- TO LET



BLOCK E4, QUEENS ESTATE, QUEENS ROAD, BARNET, EN5 4DJ

A large first floor office space with natural light, air conditioning, partitioned private offices, plus a kitchenette, WC and 6 allocated parking spaces.

The closest station is *High Barnet Station (Northern Line)* – which is just over a mile from the property.

High Barnet, High Street is just under $\frac{3}{4}$ of a mile from the property.

Flexible accommodation - various possible configurations & uses (subject to consent being obtained).

All Viewing Strictly by Appointment Only

RENT - £55,000 PAX



PARTNERS: B R MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

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.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

Block E3, Queens Estate, Barnet, EN5 4DJ

Page Two

Approximate Accommodation:

Ground floor entrance door, with stairs ascending to first floor;

First Floor

Door opening to; Main office area - overall 57'8 x 37' max (17.57m x 11.27m max) - (which gives access to 2 partitioned offices);

- Office one – 11'6 max x 11'3 (3.51m x 3.43m)
- Office two – 22'6 x 11'6 (6.86m x 3.51m)

Separate offices room:

- Office three – 18'8 max x 10'6 (5.69m x 3.20m)
- Office four – 22'10 x 17'11 (6.96m x 5.46m)

Kitchenette – 13'6 max x 13'4 (4.11m x 4.06m)

WC area

GIA APPROXIMATELY - 3496ft² (324.8m²)

Lease Term:

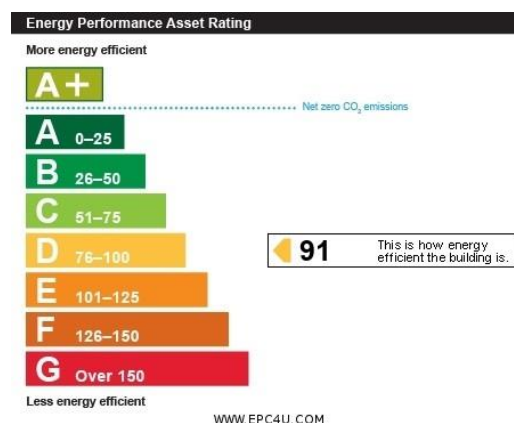
New lease - terms to be negotiated.

Legal Fees:

Each party responsible for their own costs.

Business Rates

According to the VOA web site, the 2023 Rateable Value is £33,500. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



Block E3, Queens Estate, Barnet, EN5 4DJ

Page Three



PARTNERS: B.R. MAUNDER TAYLOR FRICS MAE, M.H. MAUNDER TAYLOR MSc FRICS FIRPM, R.G. MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S.E. MAUNDER TAYLOR MIRPM AssocRICS, B.A. EWEN MNAEA, J.D. MELLOR DipSurv Pract

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.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk



PARTNERS: B R MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

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.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

FLOORPLAN



PARTNERS: B R MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

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.