

FIRST FLOOR OFFICE SPACE – TO LET



BLOCK C, FIRST FLOOR, QUEENS ESTATE, QUEENS ROAD, BARNET, EN5 4DJ

A first floor office which is available on a new lease.

There are communal kitchen and WC facilities and the premises are heated by electric storage heaters. The unit benefits from one allocated parking space.

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

15'3' x 11'2 (4.65m x 3.40m), double glazed window to rear, storage heating. Overall approximately **170ft² (15.81m²)**.

ALL VIEWINGS STRICTLY BY APPOINTMENT ONLY

RENT - £6,500 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

Lease Term:

New lease – terms to be agreed.

Legal Fees:

Each party responsible for their own costs.

Business Rates:

*According to the VOA web site, the 2023 Rateable Value is £13,250. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

****The rateable value is currently split between 3 units. The unit in question, will pay a portion of this, which will be worked out according to the size of room.***



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