

## TO LET

### SECOND FLOOR OFFICE - HIGH ROAD POSITION

*with parking*



### 2<sup>nd</sup> FLOOR OFFICE, 1278 HIGH ROAD, WHETSTONE, LONDON N20 9RS

This well presented second floor office, situated in the heart of Whetstone High Road, and conveniently positioned for the shopping and transport facilities of Whetstone – including Totteridge & Whetstone underground station (Northern Line).

This self-contained office is configured with a reception area, large meeting room, and 3 private office rooms, plus kitchen, with secure parking for 4 spaces.

*New Lease – terms to be agreed*

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

**RENT: £40,000 PAX (plus service charge provision)**

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. Second floor landing with WC facilities, with door opening to;

Second floor office suite with entrance lobby, leading to;

## Reception Area

Double glazed windows to front, air conditioning, carpeted flooring, Doors to;

## Large meeting room office

Double glazed windows to front & rear, carpeted flooring, air conditioning.

## Front Office Room

Double glazed windows to front, carpeted flooring, air conditioning.

## Rear Office Room

Double glazed windows to rear, carpeted flooring, air conditioning.

## Rear Office Storage Room

Double glazed window to rear, carpeted flooring, air conditioning.

## Kitchen

Fitted kitchen units, sink, space for low level fridge.

- **Second floor WC facilities**
- **4 parking spaces**
- **Easy reach of shopping & transport facilities**
- **Air conditioning**

**GIA: Approximately 1450.47 ft<sup>2</sup> (134.75m<sup>2</sup>)  
– excluding lobby to kitchen**

## Lease:

- New Lease – terms to be agreed.
- On provision of satisfactory references, a quarter's rent deposit will be required (if references are not available, or the property is being taken in the name of a new company, a more substantial deposit/personal guarantees – possibly both, will be required).

## Legal Fees:

Each party to pay their own legal costs.

## Business Rates:

According to the VOA website, the **2023 Rateable Value is £28,500**. 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 London Borough of Barnet.

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