

OFFICE TO LET - ON A 12-MONTHLY BASIS



1st Floor (rear) Office Suite*, 20 Wood Street, Barnet EN5 4BJ

A well-presented, first floor office suite with shared kitchenette and WCs, being offered by way of a sub-letting from the lead tenant - with the landlord's consent.

Conveniently situated in Wood street, with good transport links and multiple shops, cafes and restaurants nearby. Nearest station - High Barnet (Northern Line).

All viewings – strictly by appointment only

£12,000 Per Annum – Inclusive**

(2 additional single rooms are also available separately – subject to negotiation)*



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD 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

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Page Two

ACCOMMODATION

A part-eaved, L-shaped office suite.

Air conditioned, double glazed sash windows, skylight, carpeted floor.

Maximum overall dimensions 23'3 x 17'9 (7.09m x 5.41m).

*Allowing for ceiling slope **appx. 330ft² (30.6m²).***

Shared Kitchen & WC facilities on the ground floor.



Terms: Available on a 12 monthly basis, as a sub-letting (with landlord's consent)

Rent: £12,000 PA on an all-inclusive basis;

****subject to an annual review to reflect fair usage and varying costs of utilities.**

EPC Rating: B 40

**2 additional office rooms – 122 ft² (11.3m²) & 94ft² (8.7m²)
(available by separate negotiation).**



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