

COMMERCIAL ESTATE AGENTS & VALUERS

**SELF CONTAINED OFFICE SUITE
1,036 SQ FT APPROX
TO BE LET
PREMIER HOUSE, 309 BALLARDS LANE,
NORTH FINCHLEY, LONDON N12 8LY**



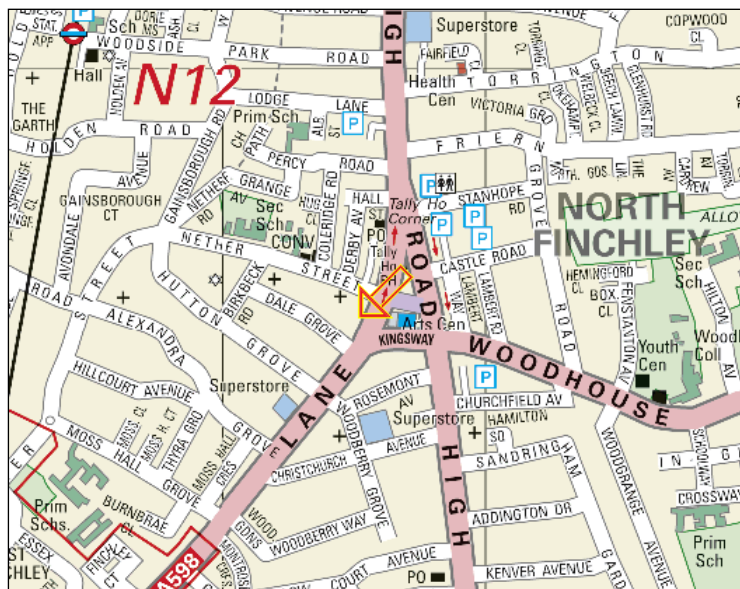
LOCATION

Situated at Tally Ho Corner close to the junction of Ballards Lane and High Road, the property is within walking distance of Woodside Park and West Finchley Underground Stations (Northern Line). Diagonally opposite is the development incorporating the Arts Centre, 158 apartments, retail units, a new bus interchange, offices and substantial onsite parking.

All Transactions are Subject to Contract

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EAST FINCHLEY LONDON N2 9DB
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ACCOMMODATION Comprises a self-contained office suite on part 3rd floor which has recently been fully refurbished and affords the following approximate floor area:

FRONT SUITE 1,036 SQ FT

AMENITIES

- * Entryphone
- * 6 person passenger lift
- * Gas-fired central heating
- * Double-glazing
- * Window blinds
- * Suspended ceiling incorporating LED lighting
- * Perimeter trunking
- * New carpeting
- * Kitchenette
- * Parking for 1 vehicle

LEASE

A new full repairing and insuring lease to be granted for a term by arrangement. The parties are to contract out of the Landlord and Tenant Act 1954 (Sections 24-28 inclusive).

RENT

£18,130 per annum exclusive plus VAT.

SERVICE CHARGE

Approximately £6,010 per annum plus VAT to include building insurance.

RATES

Estimated rateable value for the front suite is £19,300 and the rates payable for 2022/23 circa £9,630 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC

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LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment through agents as above.





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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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