

COMMERCIAL ESTATE AGENTS & VALUERS

*** Please Note Revised Terms ***

MODERN OFFICE SUITE

960 SQ FT APPROX

LONG LEASE FOR SALE OR TO BE LET

ASHDON HOUSE

MOON LANE, BARNET, HERTS EN5 5YL



All Transactions are Subject to Contract

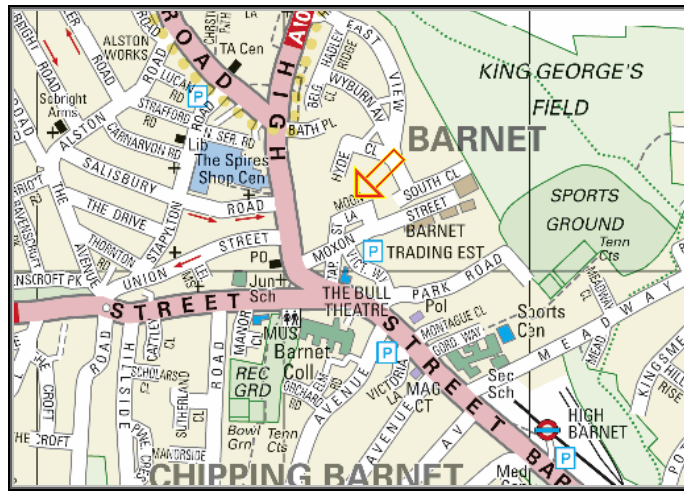
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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION The premises are situated in a quiet lane and yet centrally located to the rear of Barnet High Street with its many amenities and within walking distance of High Barnet Underground Station (Northern Line). The M25 (junction 23) is approximately 3 miles to the north.

ACCOMMODATION Ashdon House (formerly known as Galley House) is an office development that was completed in 2005. A ground floor suite is available, which has been partitioned to form 4 private offices and an open-plan area and affords a gross approximate

FLOOR AREA **960 SQ FT**

- AMENITIES**
- * Video entryphone
 - * Suspended ceilings with recessed lighting
 - * Carpeting
 - * Double glazing
 - * Gas-fired central heating
 - * Partly air-conditioned
 - * Window blinds
 - * Shared kitchen
 - * Shared male, female & disabled WCs
 - * Parking for one vehicle
 - * Shared use of storage and board room facilities

SALE The sale of the long leasehold interest held for approximately 110 years at a peppercorn rent, with the purchaser having shares on the Management Company holding the Freehold of the entire building

PRICE £330,000 plus VAT

Alternatively:

LEASE A new effective full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals.

RENT £22,000 per annum exclusive plus VAT.

SERVICE CHARGE Approximately £4,464 per annum plus VAT including building insurance.

RATES To be re-assessed. Estimated rates payable £6,600 per annum.

EPC RATING D

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;
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