

COMMERCIAL ESTATE AGENTS & VALUERS

MODERN AIR CONDITIONED OFFICES
2,078 SQ FT APPROX
TO LET
SOVEREIGN HOUSE
1 ALBERT PLACE, BALLARDS LANE, FINCHLEY CENTRAL
LONDON N3 1QB



LOCATION

The building is prominently situated on the West side of the thoroughfare at its junction with Albert Place, diagonally opposite Finchley Central Underground Station (Northern Line). Excellent road communications are afforded via the North Circular Road (A406), A1, M1 and M25 motorways. Finchley Central's shopping centre including Tesco, Barclays and Little Waitrose provide many amenities for staff.

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 second floor together with a separate kitchen. The offices afford an approximate:

FLOOR AREA **2,078 SQ FT**

AMENITIES

- * Video entryphone
- * Prestige entrance hall
- * 8 person passenger lift
- * Air conditioning
- * Gas fired central heating
- * Carpeting
- * Suspended ceilings with CAT II lighting
- * Double glazing
- * Underfloor trunking
- * Kitchen
- * 4 car parking spaces

LEASE

A new effective full repairing and insuring lease to be granted for a term by arrangement subject to a mutual option to break on 23rd June 2025 and subject to a rent review after 5 years if applicable. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections relating to Security of Tenure and Compensation).

RENT

£51,950 per annum exclusive plus VAT.

EPC RATING

D.

SERVICE CHARGE

£20,780 per annum approx plus VAT.

RATES

Obtained from the www.voa.gov.uk website the rateable value is £39,250 and the rates payable for 2022/23 are £19,585 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents as above.







“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (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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