

COMMERCIAL ESTATE AGENTS & VALUERS

GROUND FLOOR AIR CONDITIONED OFFICE SUITE

1,474 SQ FT

TO LET

1345 HIGH ROAD, WHETSTONE, LONDON N20 9HR



LOCATION

The property is situated on the west side of the High Road (A1000). Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park (Main Line Station) are both close by. Good road communications are afforded with the M25, M1, A1 and the North Circular Road (A406) all within close proximity.

All Transactions are Subject to Contract

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100



ACCOMMODATION Comprises a self contained office suite on the rear ground floor arranged as three private offices, open plan area and storeroom, affording the following approximate floor areas:

FLOOR AREA **1,474 SQ FT**

AMENITIES

- * Entryphone
- * Air conditioning
- * Suspended ceiling with and spot lights
- * Gas fired central heating
- * Laminate flooring
- * Fitted kitchen / staff room
- * Window blinds
- * Parking for 3 cars

LEASE

A new effective full repairing and insuring lease for a term by arrangement subject to upward only rent review at 5 yearly intervals, if applicable.

RENT

£32,500 per annum exclusive plus VAT.

SERVICE CHARGE

£9,600 per annum approx. plus VAT.

RATES

Obtained from www.voa.gov.uk website the combined rateable value is £22,500 and the rates payable for 2023/24 are £10,102 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 costs incurred.

VIEWING

Strictly by appointment through 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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- (iv) rents quoted in these particulars may be subject to VAT in addition;
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