



PROPERTY CONSULTANTS

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LARGE SHOWROOM/WAREHOUSE TO LET



EAST BARNET ROAD, NEW BARNET EN4 4,356 SQ FT (404.67 SQ M)

Location

Located between Barnet, Hadley Wood, Cockfosters and Southgate. East Barnet is a main through route linking Barnet with both Hadley Wood and Cockfosters.

The property lies on the south side of the road close to the new Tesco Express, Majestic Wine, Sainsburys, Toyota Clockhouse Garage, and a range of local retailers.

Description

The property comprises ground floor showroom and warehouse space with separate storage area. Vehicle access is possible from both the front and rear of the site.

Areas

The ground floor offers the following accommodation:

Showroom	104.05 m ²	1,120 ft ²
Warehouse	288.92 m ²	3,100 ft ²
Stores	12.63 m ²	136 ft ²
TOTAL	405.6 m²	4,356 ft²

<u>Terms</u>	The property is available by way of a new Lease for a term to be agreed, subject to 5 yearly upward only rent reviews.
<u>Rent</u>	£60,000 per annum exclusive.
<u>Business Rates</u>	To be confirmed - Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk . Claridges cannot guarantee any figures.
<u>Viewing</u>	By Appointment only Via Claridges Commercial – 0845 205 0007