

DEVELOPMENT SITE FOR SALE

***PLANNING PERMISSION GRANTED FOR OFFICE BUILDING OF
CIRCA 1485 SQ FT***



BARNET, HERTS EN5

Location:

The access to the site is via Bedford Avenue and the site is located at the rear of 3 Normandy Avenue, Barnet. Bedford Avenue runs directly off Barnet Hill (A1000) and very close to Barnet Station (Northern Line Barnet Branch).

Description:

Comprising a site that currently houses 6 lock up garages and has planning consent to construct a modern 2 storey B1 office building totalling approximately 1485 sq ft. *Please see attached plans.

Tenure:

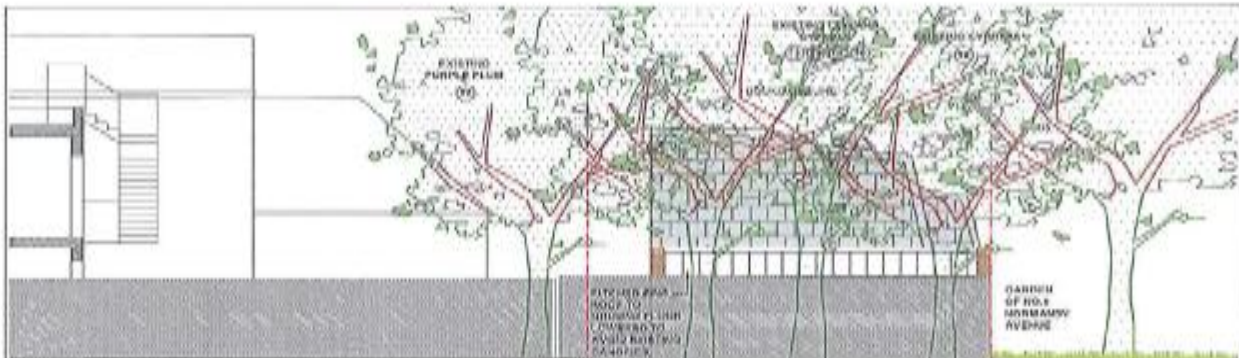
We understand that the site is Freehold.

Terms:

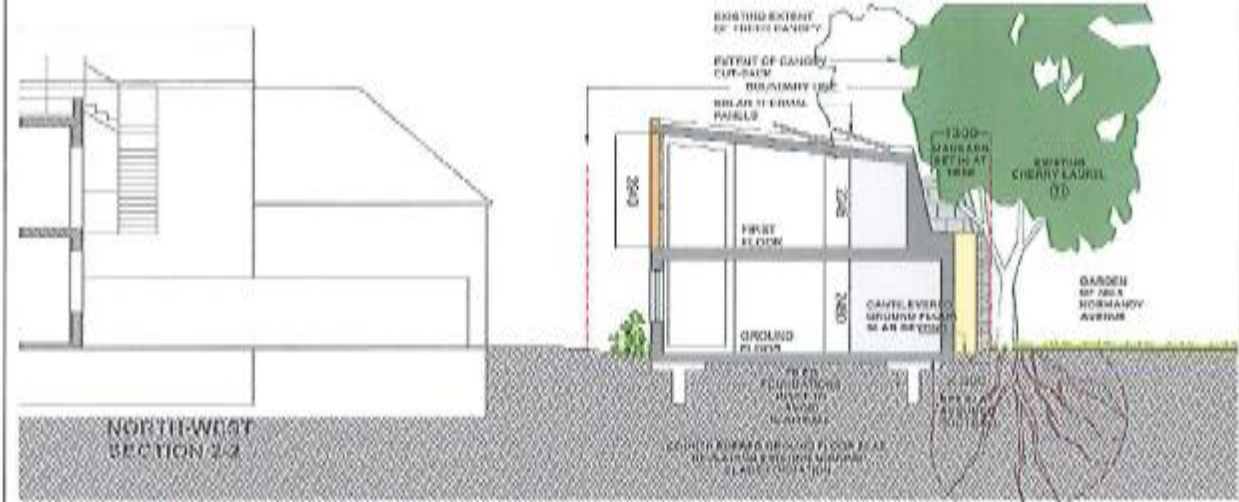
Offers sought in the region of £130,000 for the Freehold interest.

Viewing:

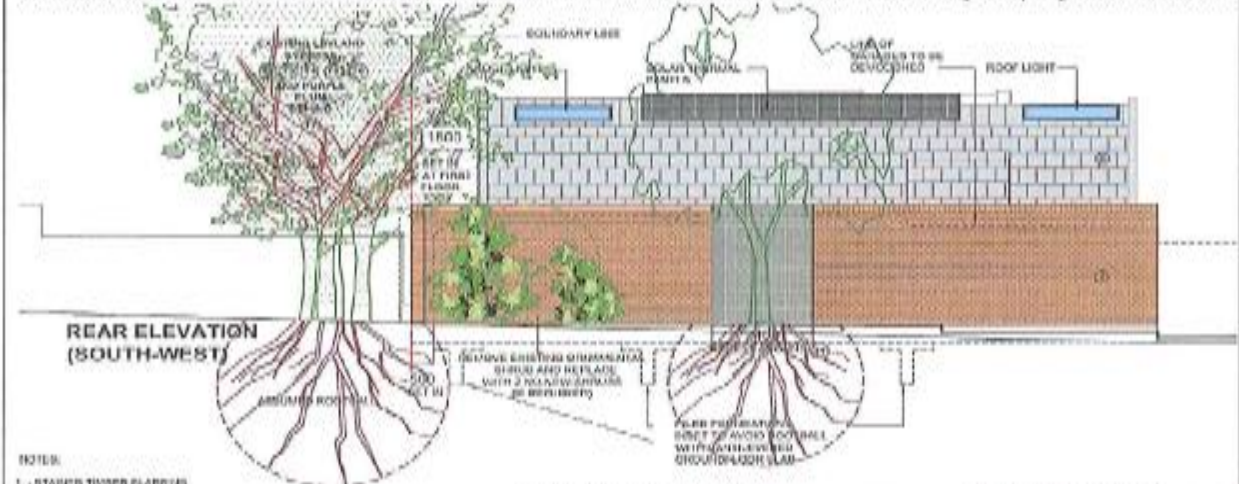
**By appointment only via Sole Agents
Claridges Commercial – 0845 205 0007**



NORTH-WEST ELEVATION



NORTH-WEST SECTION 2-2

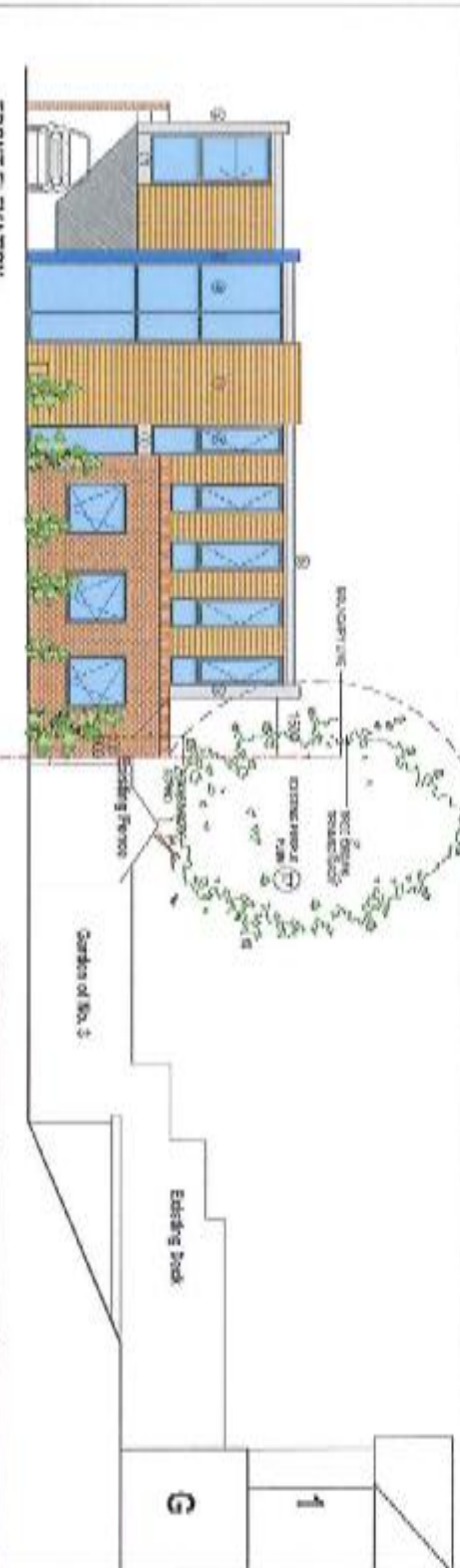
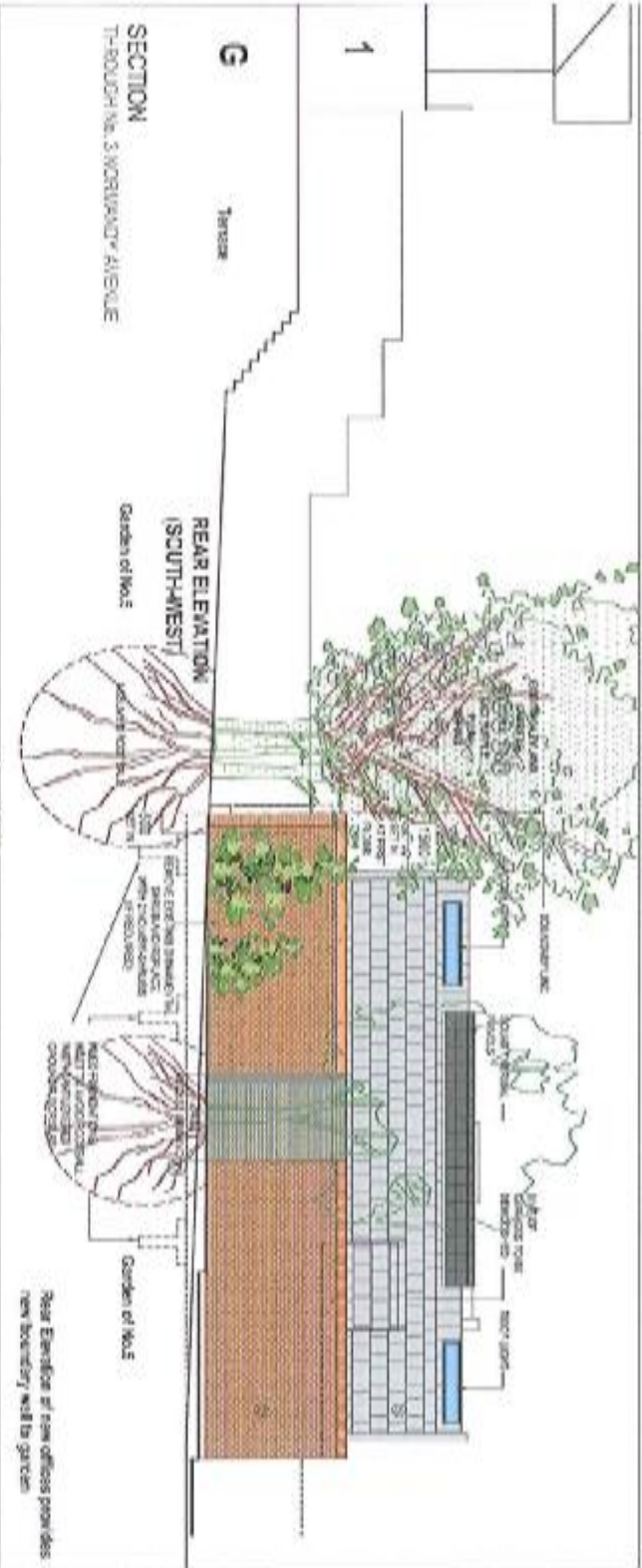


REAR ELEVATION (SOUTH-WEST)

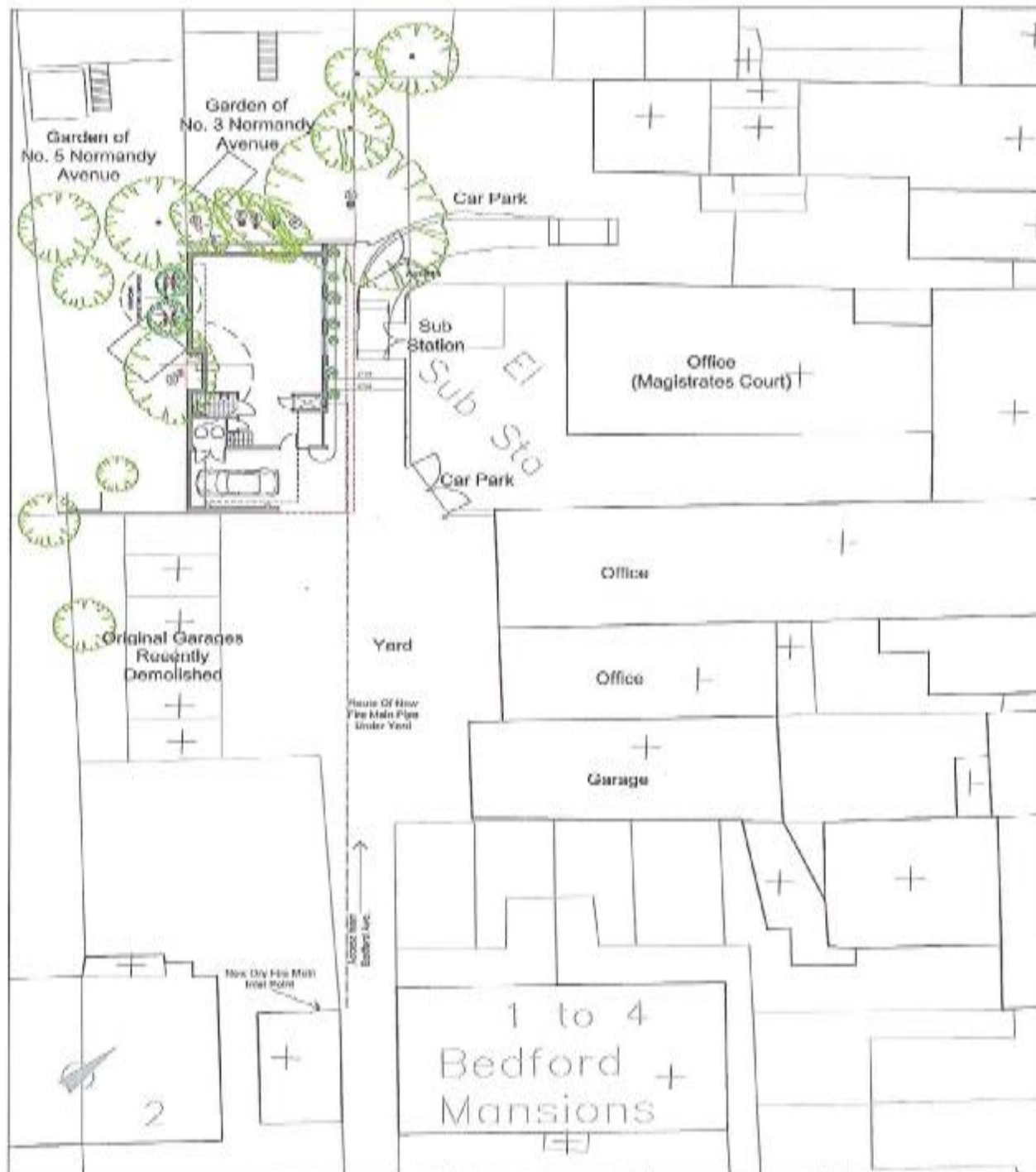
NOTES:

- 1 - STAIRS TO BE RELOCATED
- 2 - BRICKWORK
- 3 - GLASS SCREENING METAL FENCES
- 4 - CLEAR GLASS WINDOWS FACING WITH BRICKED METAL FENCE
- 5 - FIRM FINISH TO ALL
- 6 - PRECAST CONCRETE
- 7 - PRECAST METAL PANEL
- 8 - ZINC ROOFING

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| DATE: 12/10/10 | PROJECT: GARAGES BEHIND 3 NORMANDY AVENUE, BARNET |
| DESIGNER: M-R PARTNERSHIP | CLIENT: PROPOSED OFFICE SECTION/ELEVATIONS |
| <p>M-R PARTNERSHIP ARCHITECTS & INTERIORS</p> <p>11, 12 & 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p> | <p>DATE: 12/10/10</p> <p>SCALE: 1/20</p> <p>PROJECT: GARAGES BEHIND 3 NORMANDY AVENUE, BARNET</p> <p>CLIENT: PROPOSED OFFICE SECTION/ELEVATIONS</p> |



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|---------------------------------------------------|------------------|---------------------------------------------------|
| DATE: 11/11/2011 | NO: 1 | PROJECT: CARLENS SCHEID 3 WOODWARD AVENUE, BARNET |
| BY: [Signature] | SCALE: 1:100 | DATE: 11/11/2011 |
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| DATE | DRAWN | CHECKED | NO. OF SHEETS | M-R PARTNERSHIP ARCHITECTS & PLANNERS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200 | GARAGES BEHIND 3 NORMANDY AVENUE, BARNET PROPOSED OFFICE - SITE PLAN | SCALE: 1:1000 DATE: 08/04/08 |
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