

STORAGE/WAREHOUSE/WORKSHOP PREMISES WITH OFFICE TO LET



OAKLEIGH ROAD SOUTH, LONDON N11 853 SQ FT (79.27 SQ M)

Location: Situated close to the junction with Friern Barnet Road and walking distance of Arnos Grove Underground Station. The entrance to the premises is at the rear of Oakleigh Road South and accessed via Park View Crescent.

Description: Comprising a workshop/storage unit with first floor office, kitchen and WC. The premises would suit a variety of small businesses.

Areas:

Warehouse area	4.7 m x 7.64 m at widest
Side storage area	1.44 m x 9.89 m
Office	3.23 m x 3.60 m
1 st floor office	6.02 m x 2.91 m (restricted height in parts)
Total area	79.27 sq m (853 sq ft)

Terms: Available on a new Lease for a term to be agreed at £12,000 pa.

Business Rates: London Borough of Barnet - Rateable Value £7,800. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007