

OFFICES TO LET



HIGH ROAD, NORTH FINCHLEY, N12 APPROX 700 - 1850 SQ FT

- *Air Conditioned/Heated
- *Double Glazed
- *Entry Phone
- *Bright

Location: Situated on the High Road (A1000) North Finchley close to the "Tally Ho" development at "Tally Ho" corner. Located virtually opposite Argos and Fitness First.

Description: Comprising a bright first floor office suite of ample proportions and arranged as 2 offices, including a reception/open plan office. The offices are air conditioned/heated and double glazed. Separate male and female WC's and kitchenette are situated on the first floor landing area immediately outside the office.

The offices are available as one large office, or could possibly be split into two separate offices.

Lease: Available on a new FRI lease for a term to be agreed at £25,000 pa with incentives, whereby the rent in year 1 would only be £12,500.

Business Rates: London Borough of Barnet – Approx £3,700 pa payable for 2010/2011. 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