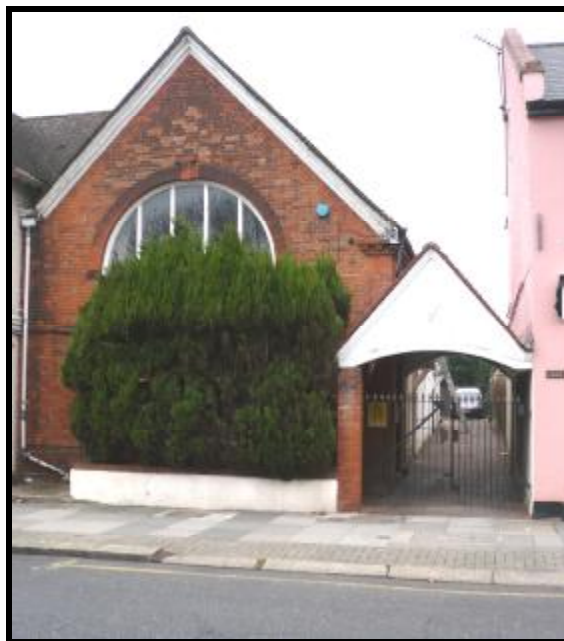


**SUBSTANTIAL PREMISES  
WITH PARKING  
OFFICE USE (POSSIBLE D1/D2 USE STP)  
TO LET**



**HENDON LANE, FINCHLEY N3  
APPROX 3200 SQ FT (297.28 SQ M)**

**Location:**

Situated on Hendon Lane, Finchley close to the junction with Gravel Hill and a short distance from Finchley Central Underground Station (Northern Line).

**Description:**

Comprising an unusual building comprising an extended former church with partly vaulted ceiling and more recently used as offices, but thought suitable for D1 or D2 (community/gymnasium) uses, subject to the necessary consents.

Arranged in two sections, the property has a front section arranged as entrance lobby on ground floor with first floor office space with vaulted ceiling.

The rear section is arranged over ground floor with a small difference in floor level and set out as three open plan areas with WC and kitchen area.



Complete with wooden flooring throughout, air conditioning/heating and separate gas central heating.

The parking area for up to 6 vehicles is accessed via a narrow driveway to the side of the property.

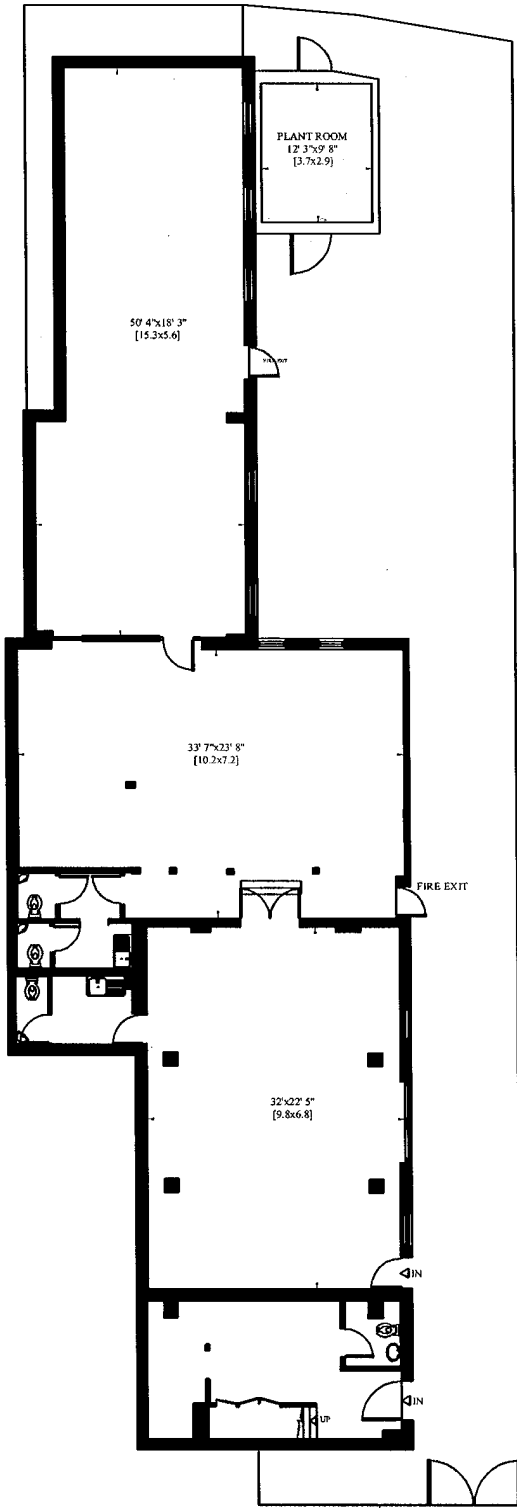
**Areas:** Measured overall 3200 sq ft approx (297.28 sq m)  
(See plan attached)  
Parking for up to 6 vehicles

**Lease:** Available on a new FRI Lease for a term to be agreed at £49,999 pa.

**Business Rates:** London Borough of Barnet – To be confirmed. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £180.00 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.

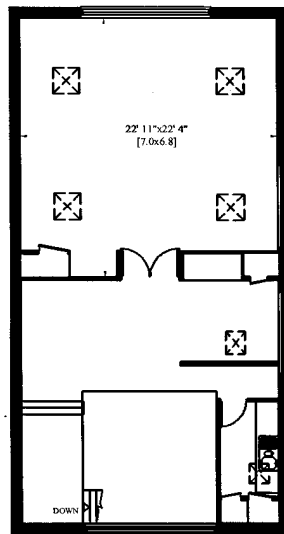
**Viewing:** **By Appointment only via Agents**  
**Claridges Commercial – 0845 205 0007**



42A HENDON LANE  
LONDON N3

Gross Internal Area: 351 Sq. metres  
3783 Sq. feet

SCALE 1:200



PAVEMENT  
3.3 [10'-10"]

HENDON LANE, N3  
9.6 [31'-6"]

PAVEMENT  
3.9 [12'-11"]

GROUND FLOOR

FIRST FLOOR