

MEWS OFFICE BUILDING TO LET



PERCY MEWS, PERCY ROAD NORTH FINCHLEY N12 674 SQ FT (62.65 SQ M)

Location:

Situated in Percy Mews which is just off Percy Road, North Finchley close to where it intersects with High Road.

Description:

Arranged as an attractive two storey mid terrace office building with open plan office on the first and second floor, plus a fitted kitchen and WC on the ground floor.

Features include:

- *Gas central heating
- *Alarm and entry phone system
- *Wooden flooring and carpeting
- *Cat II lighting
- *Cat 5 data cabling
- *Parking for 1 car in Mews
- *Good natural light



<u>Areas:</u>	Ground floor office	4.28 m x 4.94 m (21.14 sq m)
	Kitchen/WC	2.03 m x 5.00 m (10.15 sq m)
	1 st floor office	6.31 m x 4.97 m (31.36 sq m)
	Large under stair cupboard	
	Total area	62.65 sq m (674 sq ft)

Lease: Available on a Full Repairing and Insuring Lease, subject to a minimum term of 3 years, as follows:

Year 1	£11,000 pa
Year 2	£12,500 pa
Year 3	£14,000 pa

***Please note:** This Lease is to be excluded from the Landlord and Tenant Act 1954.

Business Rates: London Borough of Barnet – Rateable Value is £5,600. Rates Payable for 2011/2012 approximately £2,318.40 pa. 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 £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 Sole Agents
Claridges Commercial – 0845 205 0007**