

**NEWLY REFURBISHED  
GROUND FLOOR OFFICE SUITE  
WITH PARKING  
TO LET**



**FINCHLEY ROAD, TEMPLE FORTUNE, NW11  
791.72 SQ FT (73.56 SQ M)**

**Location:** Situated in a good position on Finchley Road, Temple Fortune opposite the Mercedes Benz Dealership.

**Description:** Comprising a self contained ground floor office arranged as 3 separate rooms, plus kitchen and 2 WC's and centrally heated. The premises have been newly refurbished. To the rear there are 2 off street parking spaces.

**Areas:**

|                      |                           |
|----------------------|---------------------------|
| Rear office          | 7.19 m x 3.78 m           |
| Middle office        | 3.81 m x 4.67 m           |
| Front office         | 5.67 m x 3.79 m           |
| Male and female WC's |                           |
| Total area           | 73.56 sq m (791.72 sq ft) |
| 2 parking spaces     |                           |

**Lease:** Available on a new Lease for a term to be agreed at £18,750 pa.

**Parking:** £1,000 for each parking space.



**Business Rates:** London Borough of Barnet – Rates Payable for 2010/2011 approximately £4,761 pa. 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 £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 Sole Agents  
Claridges Commercial – 0845 205 0007**