

## SELF CONTAINED OFFICE TO LET (BY WAY OF AN ASSIGNMENT OF EXISTING LEASE)



*Office situated to the right hand side of building (right entrance door)*

**20A WOOD STREET, BARNET, HERTS, EN5 4BJ**

A characterful Grade II Listed office building, situated within the  
*Wood Street Conservation Area.*

Having been renovated and fitted out at the point that the current tenant took occupation, a new tenant is being sought to take over their existing lease (see terms overleaf).

Please note - the landlord will give consideration to other non-residential uses.

The property benefits from a landscaped rear garden - shared with the adjoining property, which is already occupied by an established firm of local solicitors.

Conveniently situated within easy reach of the shopping and transport facilities of High Barnet – including High Barnet underground station (Northern Line).

**PASSING RENT: £36,500 PER ANNUM – Plus VAT**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - [www.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk) – 020 8446 0011



# MAUNDER TAYLOR

## SUMMARY OF ACCOMMODATION

### Entrance/ Reception Area 12'8 x 12'5 (3.86m x 3.78m)

Street entrance door, air conditioning, window to front. Corridor leading through to;  
**Rear Office** and 2 WCs – one with wet area/shower.

### Rear Office (first part): 26'11 x 11'1 (8.20m x 3.38m)

Air conditioning, side windows to court yard, and with glazed partition opening through to;

### Rear Office (rear part): 17'7 x 10'5 (5.36 x 3.18m)

Air conditioning, windows to side, and door & window on to communal rear garden space.

Inner Hallway with understair area, arranged as tea & coffee station, leading to stairs to first floor, and door opening to;

### Meeting Room 16'4 x 9'11 (4.98m x 3.02m)

Air conditioning, door and windows on to rear garden.

## FIRST FLOOR

### Front Office (not square) max overall dimensions 16'6 x 11'3 (5.03m x 3.43m)

Air conditioning, access to loft, internal storage cupboard, windows to front.

### Mid-Office 9' x 5'11 (2.74m x 1.80m)

Air conditioning, window to rear.

### Store Room: 7'8 x 6'2 (2.34m x 1.88m)

Air conditioning

### Rear Office: 19'10 x 11'2 (6.05m x 3.40m)

Air conditioning, windows to side and rear.

**INTERNAL AREA (excluding inner hall, stairs & landing)**  
**– Approx. 1,470ft<sup>2</sup> (136m<sup>2</sup>)**

**Lease:** Assignment of current lease. 10 Year term from 1<sup>st</sup> February 2018.

### Business Rates:

According to the VOA web site, the rates were assessed on 1<sup>st</sup> March 2018 **Rateable Value** is £14,000. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

**Legal:** Ingoing tenant to be responsible for outgoing tenant and landlord's reasonable legal costs.

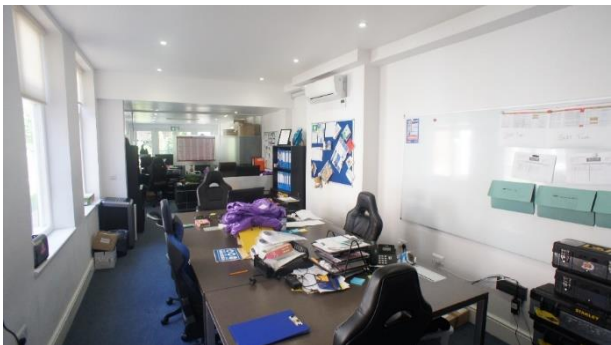
**Fixtures & Fittings:** Fitted out to a high standard, the current tenant is prepared to negotiate a price for the furniture and other fittings to remain.

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - [www.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk) – 020 8446 0011



# MAUNDER TAYLOR



NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - [www.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk) – 020 8446 0011

