

MAUNDER TAYLOR

OFFICE – TO LET



9 ASHDON HOUSE, MOON LANE, BARNET, EN5 5YL

A top floor (with lift service), open plan, centrally heated and air conditioned office, with good natural light. There are communal kitchen and WC facilities, and there is also a separate shared meeting room – bookable in advance.

The unit benefits from 2 allocated parking bays.

The suite is partially eaved and measures;

29'9 x 23' (9.07m x 7.01m).



GIA approx. 570 ft² (53m²) – Plus WC

Lease Terms: New lease, terms to be agreed – **stepped rent structure, year 1 - £12,000 PAX Years 2 – 3, £13,000 PAX, Year 4-5, £14,000 PAX**

Service Charge: Awaiting Details

Legal Fees: Each party to pay their own Legal costs.

Business Rates: According to the VOA web site, the 2023 Rateable Value is £11,250. 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 London Borough of Barnet.

STEPPED RENT COMMENCING AT £12,000 PAX

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.

