

MAUNDER TAYLOR

TO LET FIRST FLOOR OFFICE SUITE



FIRST FLOOR, 2 WOODBERRY GROVE, NORTH FINCHLEY, N12 0DR

Situated just off Ballard's Lane, N12, this first floor unit benefits from air conditioning, double glazing, entry phone system and one allocated parking space.

This first floor office is within easy reach of the shopping and transport facilities at 'Tally Ho Corner' & Waitrose - North Finchley. West Finchley (Northern Line) is the nearest station – just over half a mile away.

New Lease – Terms to be agreed

AVAILABLE IMMEDIATELY

RENT: £22,000 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.



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ACCOMMODATION:

Overall Dimensions:

21'4 x 15' (6.50m x 4.57m)

20'4 x 19'2 (6.19m x 5.84m).

Two further office rooms:

- Off main office area - 9'9 x 9'3 (2.97m x 2.81m)
- Off 1st floor landing - 9'10 x 8' (2.99m x 2.43m)

Double glazed windows, air conditioning & kitchenette area.

Kitchenette Area

Communal WCs

IN ALL APPROX 869ft² (80.8m²) GIA



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Lease:

New lease, terms to be agreed

Legal Fees:

Each side to be responsible for their own legal costs.

Service Charge:

Electricity and water is charged as a percentage of the total square footage. Approximately £100-£120 per month.

Business Rates:

According to the VOA web site, the Rateable Value is £20,000. 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.

CEPC Rating for the whole building: C: 62



First Floor

Area available is as per attached outlined in red

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