

## TO LET FIRST FLOOR, SELF CONTAINED OFFICE SUITE



### OFFICE 1, FIRST FLOOR, 1 BEDFORD MEWS, EAST FINCHLEY, N2 9DF

A well-presented first floor office suite of approx. 565ft<sup>2</sup> (52.5m<sup>2</sup>), available by way of new lease.

The property is conveniently situated close to East Finchley High Road, with its transport and multiple shopping facilities – nearest station East Finchley (Northern Line).

***Ready for immediate occupation.***

***ALL VIEWING ARE STRICTLY BY APPOINTMENT ONLY***

**£21,500 PA (For Rent, \*Service Charge & Business Rates)**



PARTNERS: B R MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

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.

**Features:**

Lobby leading to **main office area – 27'9 (8.46m) max x 14'9 (4.50m) max** with double glazed windows and double glazed partitioned **private office – 14'9 x 10'6 (4.50m x 3.20m)** with double glazed window.

- Central Heating
- Carpeted Flooring
- WiFi
- LED Lights
- Entry phone
- Double Glazing
- Air Conditioning
- Shared 1<sup>st</sup> floor Kitchen & WC's

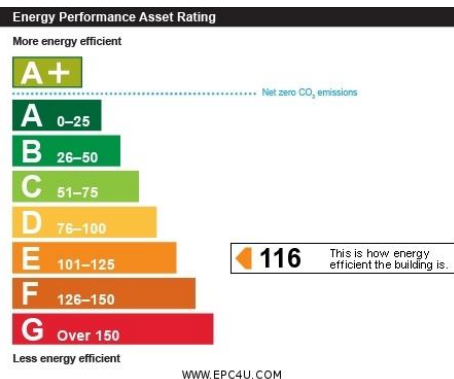
**Lease Term:** New lease – terms to be negotiated.

**Possible rent incentives – subject to a minimum lease term of 3 years.**

**\* Service Charge subject to regular review - dependant on utility costs.**

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

**GIA – APPROX. 565ft<sup>2</sup> (52.5m<sup>2</sup>)**



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