

## TO LET FIRST FLOOR OFFICE SUITE



### 1 BEDFORD MEWS, EAST FINCHLEY, N2 9DF

A well-presented first floor office suite of approx. 590ft<sup>2</sup> (54.8m<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**

**RENT: £13,000 PAX + Combined Rates & Service Charge of £698 PCM**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR IMSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD 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:**

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

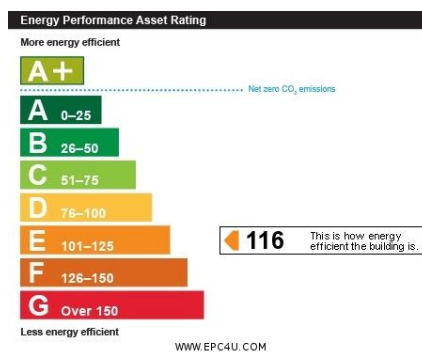
**Lease Term:**

New lease – terms to be negotiated.

**Service Charge:** The combined service and rates are approximately £698 per month. (Further details on request)

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

**GIA – APPROX. 590ft<sup>2</sup> (54.8m<sup>2</sup>)**



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.