

GROUND FLOOR OFFICE TO LET (with 2 parking spaces to front in tandem)



Ground Floor Office, Left Hand Side, 42 LYTTON ROAD, EN5 5BY

Lytton Road is conveniently situated within quarter of a mile of New Barnet mainline station and is approximately one mile from High Barnet underground station (Northern Line).

There is a selection of local shops, coffee shops and eateries along Lytton Road, and the *Sainsbury's* supermarket in East Barnet is within a third of a mile.

Viewings – strictly by appointment only

RENT: £17,000 PAX + Service Charge*



PARTNERS: BR 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

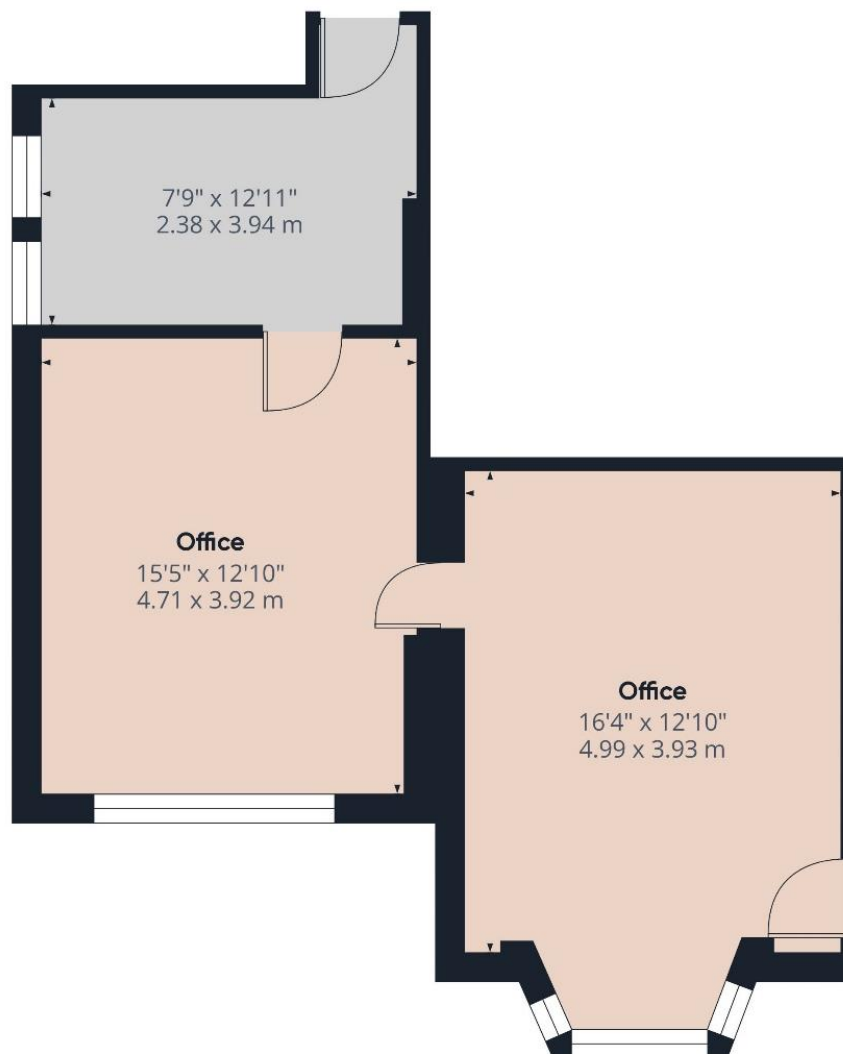
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

Ground Floor Office (Left), 42 Lytton Road, New Barnet, EN5 5BY

Page Two



Note: Plan is not to scale – for identification purposes only.

GIA Approximately: 538ft² (50m²)



PARTNERS: BR 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.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

Ground Floor Office, 42 Lytton Road, New Barnet, EN5 5BY

Page Three

Main front entrance door with intercom opening to;

Ground Floor Entrance Hallway - from which there is access to shared facilities including kitchen and ladies' WC (gents' WC is on the First Floor). Door opening to;

First Office with full height double glazed feature bay window to front with panelling, picture rail, decorative coving, radiator, plus AC unit, carpeted flooring, intercommunicating door opening to;

Second Office with radiator, AC, double glazed picture window to front and intercommunicating door opening through to;

Break Out Room with high level double glazed window to side.

Please note, there is an intercommunicating door (shown on plan) through to a separate rear office – this door will be securely closed as it is not part of the demise.

PARKING – 2 parking spaces in tandem to the front of the building

Lease: New lease (minimum period of 3 years).

***Service Charge:**

The service charge includes gas, water and electricity (excludes telecoms)

Legal Fees: Each party to pay their own legal fees.

Business Rates:

The landlord advises that the current rateable value is £10,000. *This is NOT the amount of rates payable.* If the ingoing tenant is eligible for small business rate relief, at the current time they may be entitled to a full exemption. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



PARTNERS: BR 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.