

## FIRST FLOOR OFFICES - TO LET



### SUITE 1a, FIRST FLOOR, NORTHSIDE HOUSE, MOUNT PLEASANT, COCKFOSTERS, EN4 9EB

Situated at the end of a parade of shops almost opposite to Cockfosters underground station (Piccadilly Line). Cockfosters is well served by further transport facilities and there are a number of cafés restaurants & independent traders in the immediate area.

**Gross Internal Area: 3,353ft<sup>2</sup> (311.5 m<sup>2</sup>)**

- |                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• First Floor Offices</li><li>• 4 Car Parking Spaces</li><li>• New FRI Lease – full terms to be agreed (the lease is to be granted out of the security of the Landlord &amp; Tenant Act 1954)</li><li>• Passenger Lift</li><li>• Intercom</li></ul> | <ul style="list-style-type: none"><li>• Shared WC Facilities approached from 1<sup>st</sup> floor landing</li><li>• Secure Parking</li><li>• 24-hour access</li><li>• Own Kitchen/Staff Room</li><li>• Air Conditioning</li></ul> |
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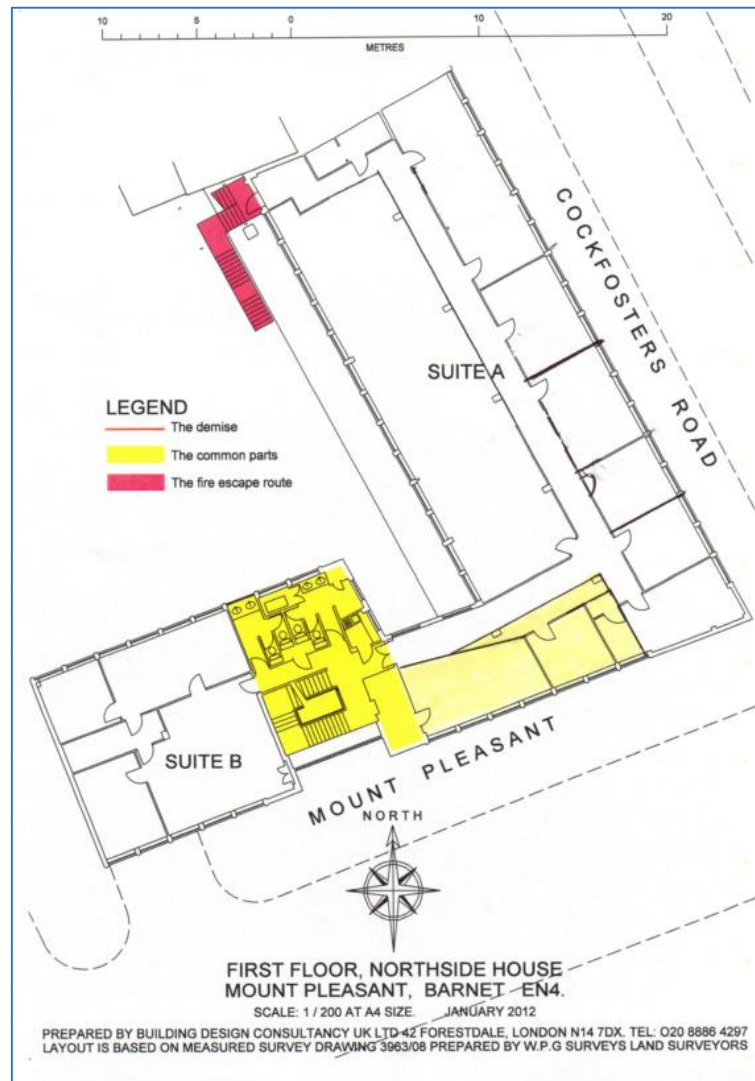
*Viewings – Strictly by appointment only*

**RENT: £73,766 PER ANNUM (No VAT payable)**  
**SERVICE CHARGE: £32,000 PER ANNUM**



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.



## Plan is for identification purposes only

The plan gives an indicative layout of Suite A.

**Please note:** to make the demised area secure, the entrance doors to the demise will be relocated a few metres along the corridor  
– none of the rooms shown in the plan will be altered.

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# MAUNDER TAYLOR

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

Suite 1a, First Floor, Northside House, Mount Pleasant, Cockfosters, EN4 9EB

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## Lease:

New FRI Lease – full terms to be agreed (the lease is to be granted out of the security of the Landlord & Tenant Act 1954)

## Service Charge:

£32,000 PER ANNUM

## Legal Fees:

Each party to pay their own legal fees.

## Business Rates:

Interested parties are invited to make their enquiries with the London Borough of Enfield.

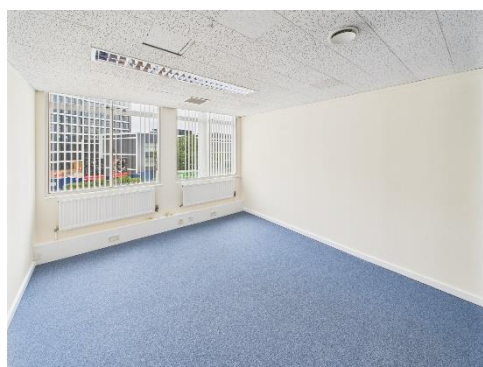
**EPC:** C56



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