

## MULTIPLE 1st FLOOR SERVICED OFFICES - TO LET



### 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.

***Offices ranging from approx. 154 ft<sup>2</sup> (14.3 m<sup>2</sup>) to 357 ft<sup>2</sup> (33.2 m<sup>2</sup>)  
(with the possibility to combine to create a larger area dependant on tenant needs)***

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|--|---|
| <ul style="list-style-type: none"><li>• First Floor Offices</li><li>• New 12-month Leases – outside of the security of the Landlord &amp; Tenant Act 1954</li><li>• Passenger Lift</li><li>• Inclusive rents</li></ul> | <ul style="list-style-type: none"><li>• Shared WC Facilities approached from 1<sup>st</sup> floor landing</li><li>• 24-hour access</li><li>• Shared Kitchen</li></ul> |
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***Viewings – Strictly by appointment only***

**RENTS: Starting from £10,800 PA (inclusive)**

***Further details on request***



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

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

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## Lease:

New 12 month Leases, to be granted out of the security of the Landlord & Tenant Act 1954

## Legal Fees:

Each party to pay their own legal fees.

**EPC:** C56



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