

FIRST FLOOR OFFICE TO LET (BY WAY OF ASSIGNMENT OF EXISTING LEASE)



33A HIGH STREET, BARNET, EN5 5UW

High Street entrance, with stairs rising to well-appointed, modern,
first floor office space with separate rear entrance.

Parking to rear (via main car park entrance - with barrier) - 3 spaces included.

The property is conveniently situated in a High Street position, surrounded by an array of shops, restaurants and coffee shops. High Barnet underground station (Northern Line) is approximately a quarter of a mile from the property.

All viewings are strictly by appointment only.

ASSIGNMENT OF SUB LEASE (with landlord consent)

Offices currently in use but can be made available immediately.

RENT: £25,000 PAX (plus 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

FIRST FLOOR OFFICE ACCOMMODATION

Well-presented, modern, self-contained offices. The main office area is 880ft² (81.7m²), and comprises an open work area with 3 glass partitioned private offices.

There are both ladies & gentleman's WC facilities, as well as a kitchen.

Storage cupboard 4' x 3'6 (1.22m x 1.06m) on the common first floor landing, as well as an external store 12' x 9'7 (3.66m x 2.92m) adjacent to the rear yard.

3 parking spaces.

GIA - Approximately 1,225ft² (113.8m²)

Assignment of Sub-lease:

Subject to head leaseholder/landlord consent - References will be required. Sub-letting available until April 2028 (at which point the head lease will need to be reviewed/renewed).

Legal Fees: Ingoing tenant to be responsible for the outgoing tenant's reasonable exit costs.

Business Rates: According to the VOA web site, 2023 **Rateable Value** is £16,500. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



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CEPC: Rating: C: 69

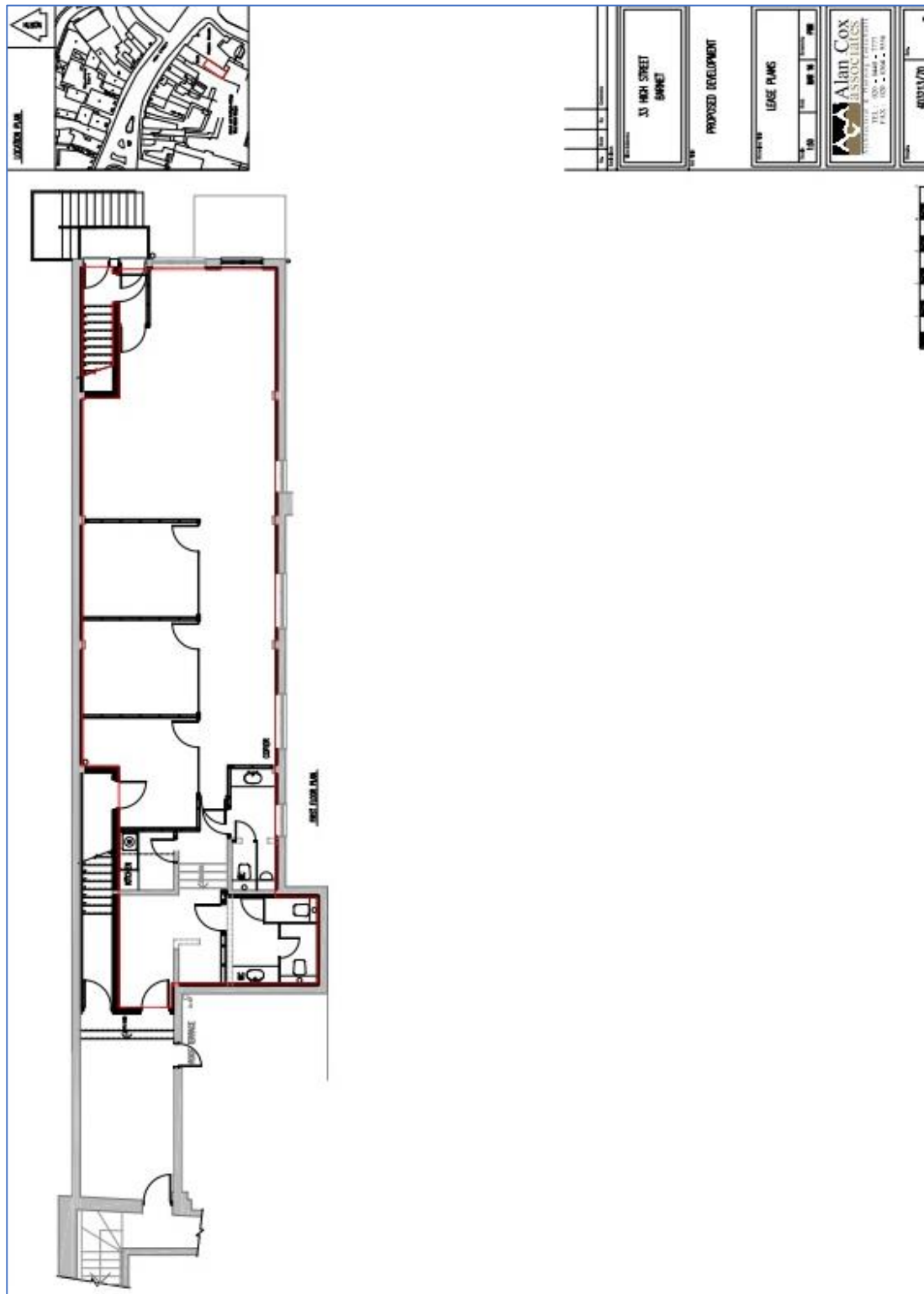


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