

# TO LET



## Balfour House, First Floor, Suite 102-104 & 106 741 High Road North Finchley N12 0BP

3,837 SqFt (356.47 SqM)

**£95,925 Per Annum Exclusive**

### Attractive Offices With Allocated Parking

- Attractive predominantly open plan office with a wealth of design/architectural features
- Air conditioning
- WC's and showers
- Gated off street parking
- Northern Line 13 minute walk away
- Flexible lease terms possible

## Location

Balfour House is located on the High Road in Tally Ho Corner, North Finchley. Being on the High Street it is among the various leisure and retail facilities with independent retailers, cafes and restaurants. National retailers including Nandos, Tesco Express, Caffe Nero, and Greggs are all within a short walk.

West Finchley and Woodside Park Stations (Northern Line) are within walking distance. There are excellent road communication links with the North Circular Road (A406), Junction 1 of the M1 Motorway and M25 within a short drive. The area is well served by numerous bus routes.

## Description

There is a newly remodelled, manned reception with lifts and stairs to the upper floors. The first-floor suite is predominantly open plan with two glass partitioned meeting rooms/offices, kitchen and server room. The offices have been refurbished and provided with a number of design features and very unique style.

The offices benefit from wood flooring, under floor cat VI data cabling, air conditioning and LED lighting. Within Balfour House are WCs together with disabled and also showers.

There is allocated parking spaces that can be found in a private gated car park off of Castle Road.

## Terms

A new full repairing and insuring lease for a term to be agree at a rent of **£95,925 per annum**.

There is no VAT payable on the rent.

## Service Charge

There is a service charge for the repair and maintenance for the exterior and common parts which is currently £6.50 per sq ft.

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
First Floor 102-104 & 106	356.47	3,837

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates

From enquiries we understand the rateable value as of 1st April 2023 to be £40,500 with a rates payable in the order of £20,210 per annum

## EPC

D - 85

## Viewings

For viewings and further information please contact:

### Matthew Bowen

07442 820 386

matthew.bowen@kirkbydiamond.co.uk

### Hugo Harding

07425 243 317

hugo.harding@kirkbydiamond.co.uk



## DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP