

TO LET



Balfour House, Second Floor, Suite 218, 741 High Road North Finchley N12 0BP

2,359 SqFt (219.15 SqM)

£5,775 Per Annum Exclusive

Available 5/11/2024

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. This second-floor suite has a main open plan area with four glass partitioned offices on two sides. Whilst these could be removed, they are of good quality and better to be left in place and the layout altered depending on occupier requirements.

Two offices on one side are in particular very shallow so may not suit some companies. This suite is again air conditioned but is to a more traditional style with carpeted floors, suspended ceilings with recessed LED lighting, plastered walls and a kitchen.

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

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
Second Floor 218	219.15	2,359

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

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Viewings

For viewings and further information please contact:

Matthew Bowen

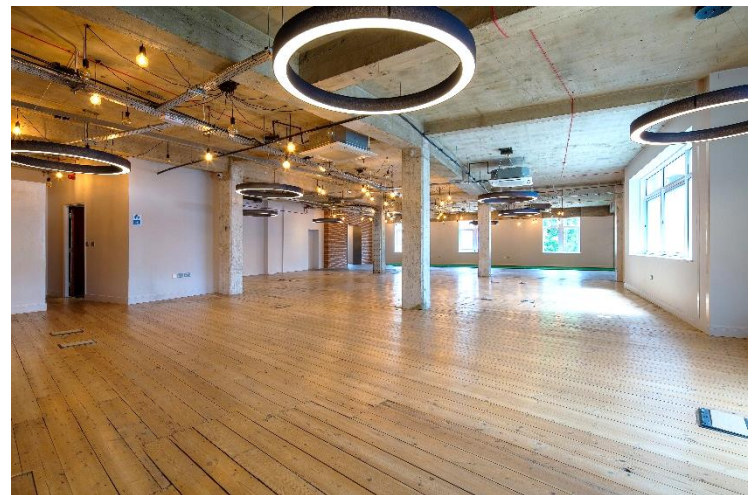
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