

TO LET - OFFICE



Balfour House, Second Floor, Suite 201-204, 741 High Road, North Finchley, London N12 0BP

1,892 SqFt (175.77 SqM)

£25.00 per sq ft

**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

Location

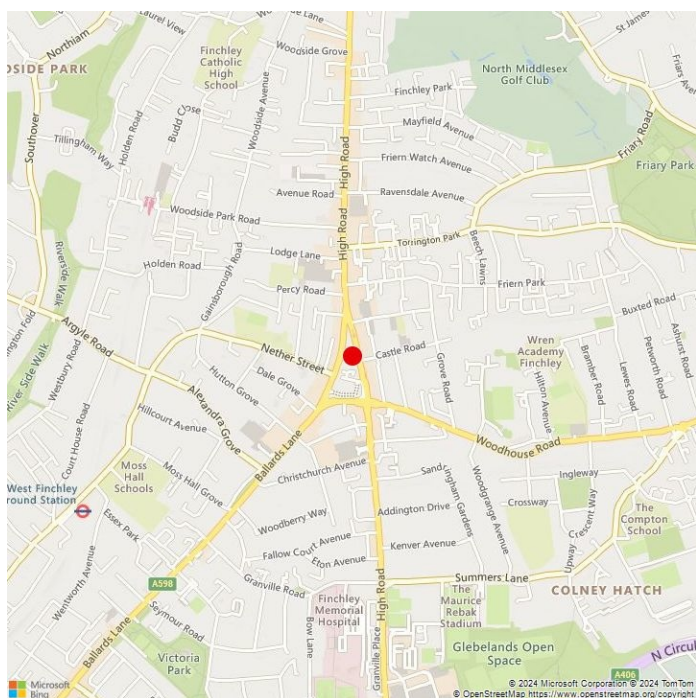
Balfour House is located on the High Road in Tally Ho Corner, North Finchley. Being on the High Street it is among the various leisure and retail facilities with independent retailers, cafes and restaurants. National retailers including Nandos, Tesco Express, Caffe Nero, and Greggs are all within a short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

Road Links

Good road communications are afforded with the North Circular Road (A406), Junction 1 of the M1 Motorway and M25.

Both West Finchley and Woodside Park Stations (Northern Line) are within walking distance.



Description

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.

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

Floor Area ()

The property has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition

Accommodation	sq ft	sq m
Second Floor	1,892	175.77
Total Area	1,892	175.77

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

VAT

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

EPC

D-85

Town Centre

Balfour House is located along the High Road of North Finchley in Tally Ho Corner and adjacent to the newly refurbished bus station. Locally there are numerous independent retailers, cafes and restaurants. As well as national retailers that include Nandos, Tesco Express, Caffe Nero, Greggs and Robert Dyas

Further Information

Viewing strictly by appointment:

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