

# TO LET

1,021 Sq Ft (94.85 Sq M)

- Attractive predominantly open plan office with a wealth of design/architectural features
- Air conditioning
- Flexible lease terms possible
- Gated off street parking

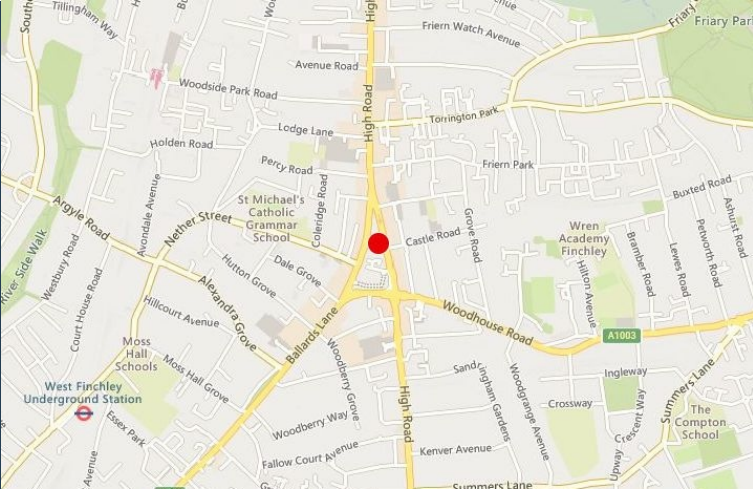


## Balfour House

First Floor, Suites 129, 741 High Road, North Finchley, N12 0BP

Contact: Matthew Bowen or Hugo Harding  
Tel: 0208 367 5511  
eddisons.com





## 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 nearby
- West Finchley and Woodside Park Stations (Northern Line 13 minutes walk away) are within walking distance
- Links with the North Circular Road (A406), Junction 1 of the M1 Motorway and M25 within a short drive

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 Google Maps

Click here

## 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

## Accommodation

First Floor Suite 129	94.85 SQ M	1,021 SQ FT
<b>Total</b>	<b>94.85 SQ M</b>	<b>1,021 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-85

**Business Rates:** The rateable value is £23,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £6.50 psf.

## Contact:

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