TO LET

1,462 Sq Ft (135.82 Sq M)

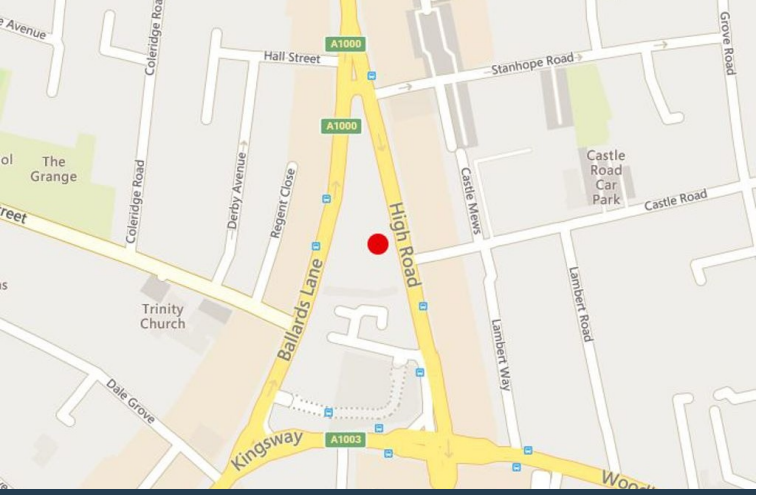
- Attractive predominantly open plan office with a wealth of design/architectural features
- Air conditioning
- WC's and showers
- Gated off street parking

Balfour House

Second Floor Suite 213-215, 741 High Road, North Finchley, N12 0BP

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

BTG Eddisons



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 13 minute walk) are within walking distance
- There are excellent road 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

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Description

- There is a newly remodelled, manned reception with lifts and stairs to the upper floors
- 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

Available by way of a new FRI lease for a term to be agreed at a rent of £36,550 per annum exclusive. VAT is payable

Accommodation

Total	**135.82 SQ M**	**1,462 SQ FT**

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

EPC: D-85

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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