

COMMERCIAL ESTATE AGENTS & VALUERS

**** LESS THAN £220 PER SQ FT ****

LAST REMAINING OFFICE SUITE

Within a Landmark Building

5,471 SQ FT APPROX

VIRTUAL FREEHOLD FOR SALE

UNIT 04 NORTHWAY HOUSE, 1379 HIGH ROAD

WHETSTONE, LONDON N20 9LP

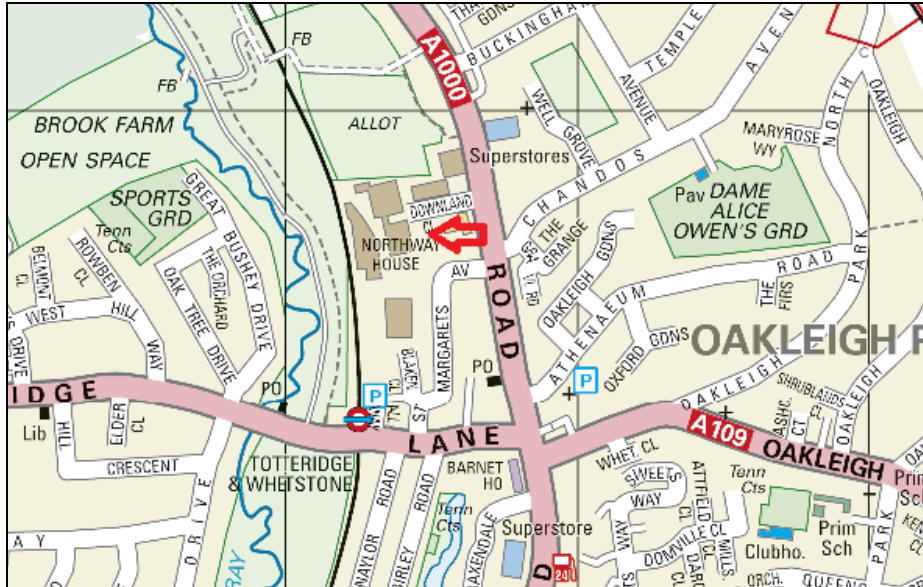


All Transactions are Subject to Contract

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EAST FINCHLEY LONDON N2 9DB

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LOCATION

This landmark building is situated on the west side of the High Road (A1000) and is within easy walking distance of Totteridge & Whetstone Underground Station (Northern Line). The area is well served by restaurants and food stores including Waitrose and Marks & Spencer. Good road communications are afforded, with the M25 and M1 Motorways, A1 and A406 (North Circular Road) all within close proximity.

ACCOMMODATION

This 1970s landmark building has undergone a major refurbishment to create 148 high-class apartments together with offices on the lower levels.

The last remaining road suite for sale is a duplex unit affording the following approximate gross internal floor areas:

Ground floor	2,014 sq ft
Lower ground	<u>3,474 sq ft</u>
Total	5,471 sq ft

The floors are linked by a spiral staircase and there is provision to accommodate the installation of a platform lift if required. 2 parking spaces will be demised and there is a cycle store for 26 bikes.

The premises are finished to a shell and core ready to accept purchaser's fit-out.

VIRTUAL FREEHOLD FOR SALE

A new 999 year lease will be granted at a fixed ground rent of £250 per annum.

PRICE

£1.2m equating to £219.34 per sq ft plus VAT.

SERVICE CHARGE

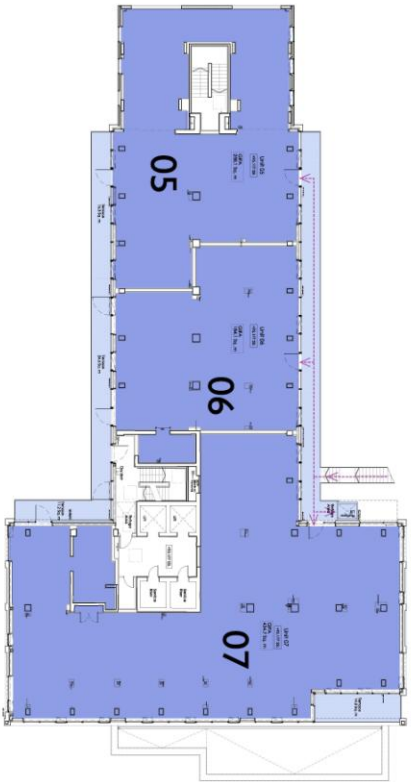
Estimated at £1 per sq ft.

LEGAL COSTS

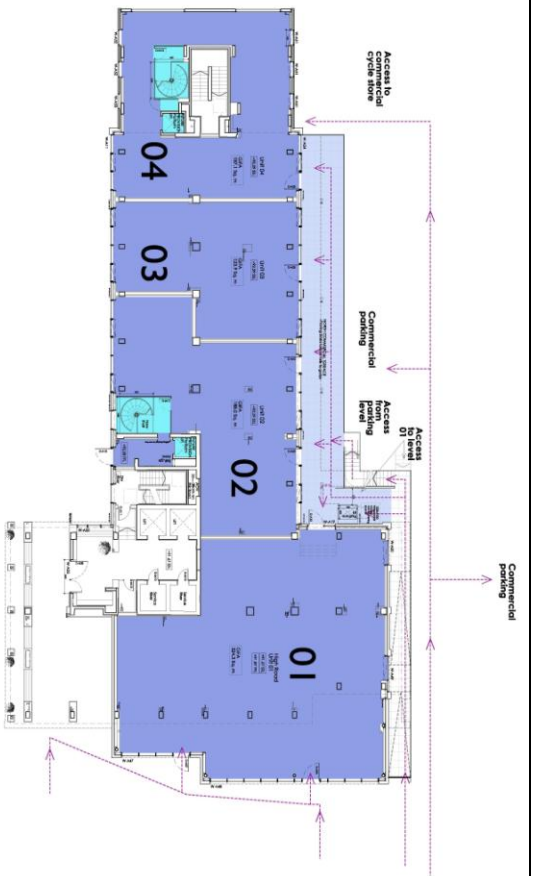
Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment through sole agents as above.



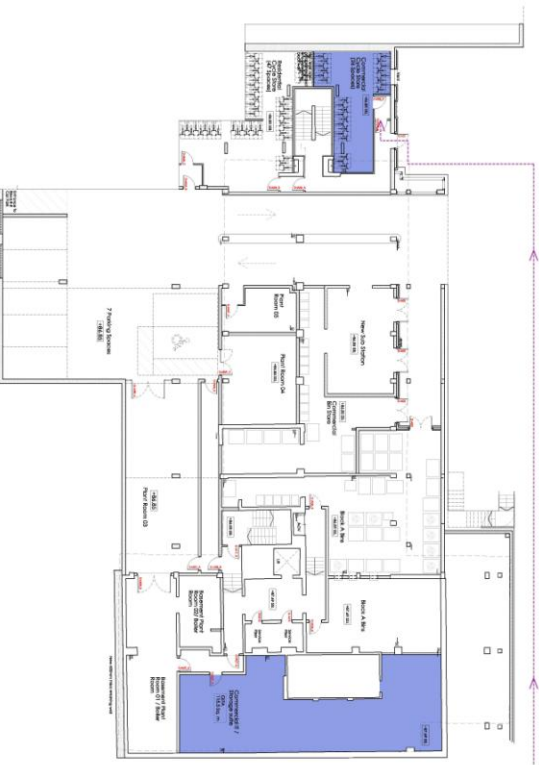
LEVEL 01



LEVEL 00



LEVEL -01



LEVEL -02

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