

COMMERCIAL ESTATE AGENTS & VALUERS

RENT FROM ONLY £10.50 PER SQ FT

SELF CONTAINED REFURBISHED OFFICE SUITE

905 SQ FT APPROX

TO BE LET

**PREMIER HOUSE, 309 BALLARDS LANE,
NORTH FINCHLEY, LONDON N12 8LY**



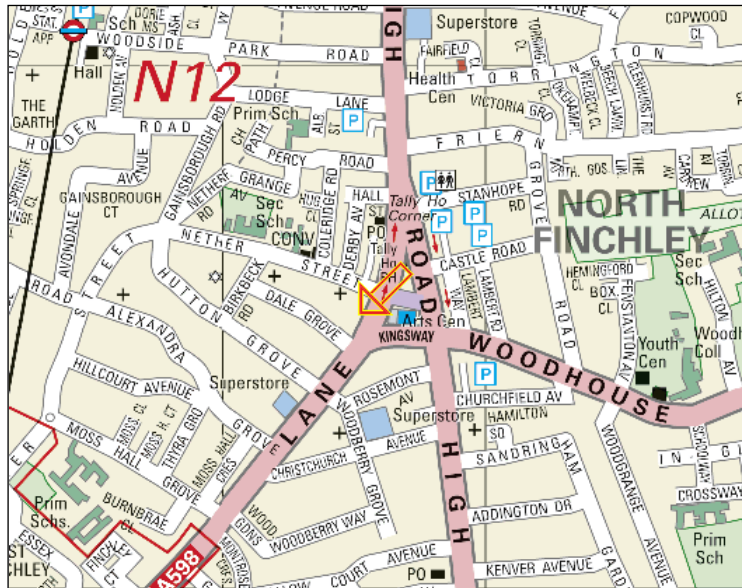
LOCATION

Situated at Tally Ho Corner close to the junction of Ballards Lane and High Road, the property is within walking distance of Woodside Park and West Finchley Underground Stations (Northern Line). Diagonally opposite is the development incorporating the Arts Centre, 158 apartments, retail units, a new bus interchange, offices and substantial onsite parking.

All Transactions are Subject to Contract

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EAST FINCHLEY LONDON N2 9DB
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TELEPHONE: 020 8346 5100



ACCOMMODATION Comprises a self-contained office suite on part 3rd floor rear which has just undergone complete refurbishment. The offices are arranged in an open plan layout with 1 private office and affords the following approximate

FLOOR AREA 905 SQ FT

AMENITIES

- * Entryphone
- * 6 person passenger lift
- * Gas-fired central heating
- * Double-glazing
- * Window blinds
- * Suspended ceiling incorporating Cat II lighting
- * Perimeter trunking
- * New carpeting
- * Parking for 1 vehicle

LEASE

A new full repairing and insuring lease to be granted for a term by arrangement. The parties are to contract out of the Landlord and Tenant Act 1954 (Sections 24-28 inclusive).

RENT

Year 1: £9,500 per annum exclusive plus VAT.
 Years 2 – 5: £19,000 per annum exclusive plus VAT.

SERVICE CHARGE

Approximately £4,525 per annum plus VAT to include building insurance.

RATES

Obtained from the www.voa.gov.uk the rateable value is £16,750 and the rates payable for 2018/19 are £8,257.75 per annum. This does not allow for any transitional relief that may apply. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC

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LEGAL COSTS

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

VIEWING

Strictly by appointment through agents as above.



“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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