

COMMERCIAL ESTATE AGENTS & VALUERS

RENT FROM ONLY £8.75 PER SQ FT

SELF CONTAINED OFFICE SUITE

1,036 SQ FT APPROX

TO BE LET

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



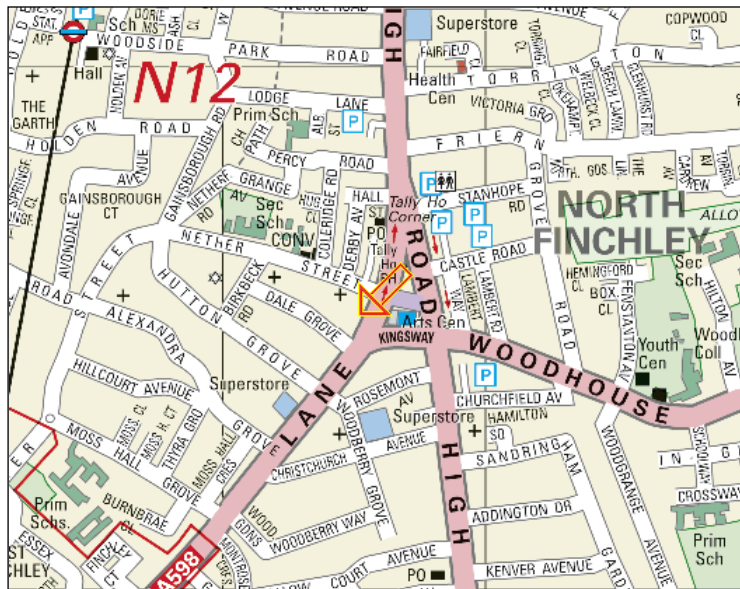
LOCATION

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

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100



ACCOMMODATION Comprises a self-contained office suite on part 3rd floor which has recently been fully refurbished and affords the following approximate floor area:

FRONT SUITE 1,036 SQ FT

AMENITIES

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

LEASE

A new full repairing and insuring lease to be granted for a term of 5 years subject to a mutual break after 3 years upon 6 months written notice. The parties are to contract out of the Landlord and Tenant Act 1954 (Sections 24-28 inclusive).

RENT

Year 1: £9,065 per annum exclusive plus VAT
 Years 2-5: £18,130 per annum exclusive plus VAT.

SERVICE CHARGE

Approximately £6,750 per annum plus VAT to include building insurance.

RATES

Obtained from the www.voa.gov.uk website, the rateable value is £22,750 and the rates payable for 2026/27 circa £9,828 per annum. 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;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
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