

COMMERCIAL ESTATE AGENTS & VALUERS

**SELF CONTAINED OFFICE SUITES**

**1,021 – 3,837 SQ FT APPROX**

**TO BE LET**

**BALFOUR HOUSE, 741 HIGH ROAD,  
NORTH FINCHLEY, LONDON N12 0BP**



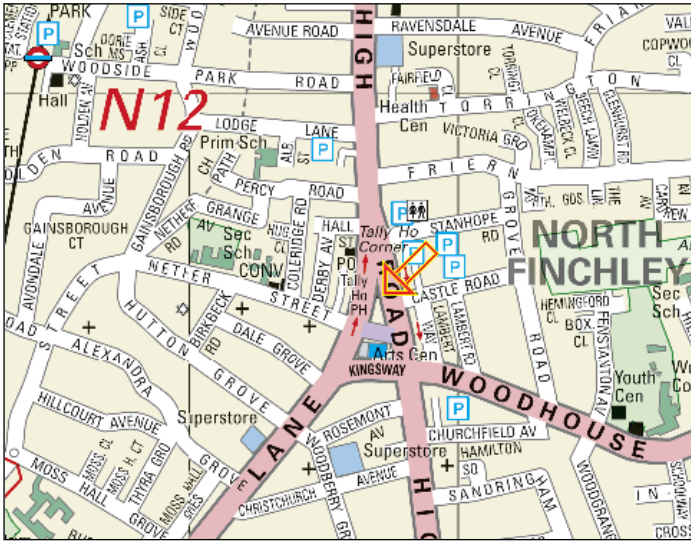
**LOCATION**

Situated at Tally Ho Corner at the junction with Ballards Lane and High Road (A1000), the property is within walking distance of West Finchley and Woodside Park Underground Stations (Northern Line). Adjoining is the Arts Depot and the bus interchange. The multiple shopping centre in the High Road provides many amenities for staff.

Good road communications are afforded with the North Circular Road (A406), M1 and M25 Motorways all within close proximity.

1 BEDFORD ROAD  
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**ACCOMMODATION** Comprises a selection of newly refurbished office suites affording the following approximate floor areas:

**FIRST FLOOR** **1,021 & 3,837 SQ FT APPROX**

- AMENITIES**
- \* Manned reception
  - \* Passenger lifts
  - \* Carpeting
  - \* Air conditioning
  - \* Electric heating
  - \* Suspended ceilings
  - \* Kitchen facilities
  - \* Male, female & disabled toilets
  - \* On site car parking

**LEASE** A new full repairing and insuring lease to be granted for a term by arrangement, to exclude the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

**RENT** £25.00 per sq ft per annum exclusive.

**SERVICE CHARGE** Approximately £6.50 per sq ft per annum.

**RATES** Approximately £8.00 per sq ft per annum.

**EPC** Awaited.

**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
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”