

COMMERCIAL ESTATE AGENTS & VALUERS

**AIR CONDITIONED OFFICE SUITE  
1,110 SQ FT APPROX  
TO BE LET  
3 MOUNTVIEW COURT, FRIERN BARNET LANE,  
WHETSTONE, LONDON N20 0LD**

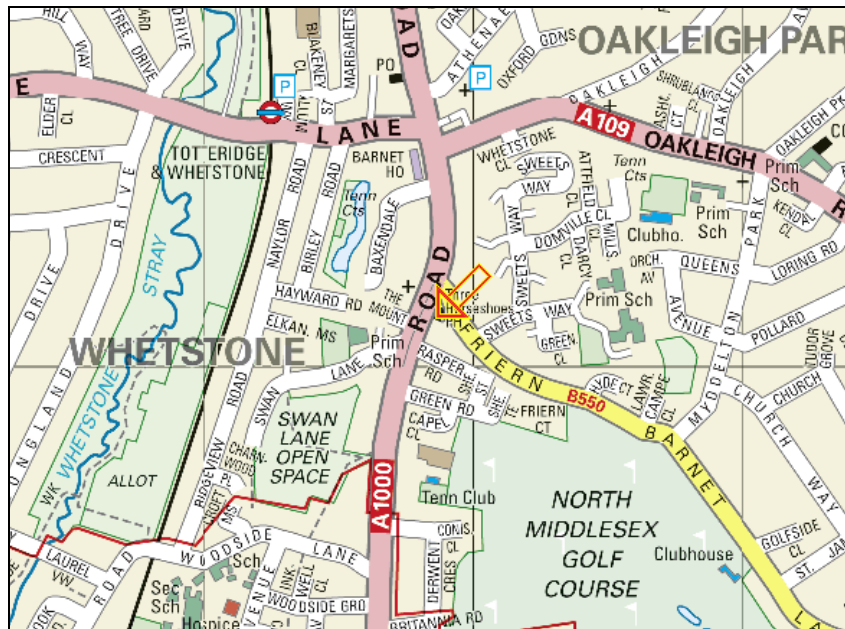


All Transactions are Subject to Contract

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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



**LOCATION** Mountview Court is a courtyard office development accessed from Friern Barnet Lane and within a few minutes walking distance of Totteridge & Whetstone Underground Station (Northern Line). The A1 and A1000 provide excellent road communications to the West End and City as well as the north, with the North Circular Road (A406) within approximately 2½ miles and the M1 within approximately 4 miles.

**ACCOMMODATION** The building is accessed by a communal entrance lobby with glass atrium. The available accommodation comprises the entire second floor currently partitioned to provide two private offices and an open plan area affording an approximate net internal

**FLOOR AREA** 1,110 SQ FT

- AMENITIES**
- \* Entryphone
  - \* Air-conditioning
  - \* Wooden flooring
  - \* Suspended ceiling with recessed lighting
  - \* Kitchen
  - \* Own Male & female WCs
  - \* Two car parking spaces

**LEASE** A new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews at 5 yearly intervals if applicable.

**RENT** £28,000 per annum inclusive of estate charge but exclusive of all other outgoings.

**RATES** Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable value is £19,500 and the rates payable for 2020/2021 are £9,730.50 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

**EPC** D

**LEGAL COSTS** Each party is to be responsible for their own legal costs incurred.

**VIEWING** Strictly by appointment through agents as above.





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