

COMMERCIAL ESTATE AGENTS & VALUERS

***\*Preliminary Particulars\****

**NEW AIR-CONDITIONED GROUND FLOOR OFFICES**

**1,420 SQ FT APPROX**

**TO LET**

**405 NETHER STREET, FINCHLEY CENTRAL, LONDON N3 1QB**



**LOCATION**

The building is prominently situated on the corner of Nether Street and Albert Place, opposite Finchley Central Underground Station (Northern Line).

Excellent road communications are afforded via the North Circular Road (A406), A1, M1 and M25 motorways. Finchley Central's shopping centre including Tesco, Barclays and Little Waitrose provide many amenities for staff.

All Transactions are Subject to Contract

1 BEDFORD ROAD

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**ACCOMMODATION** Comprises a self contained ground floor office suite within this new development. The offices has its own entrance approached from Albert Place and is arranged as a large open plan area affording an approximate:

**FLOOR AREA**                      **1,420 SQ FT**

**AMENITIES**

- \* Video entryphone
- \* Air conditioning
- \* Double glazed windows
- \* Carpeting
- \* Suspended ceilings
- \* Raised floors
- \* Good natural light
- \* Own toilets including disabled.
- \* Kitchen
- \* Garden / terrace
- \* 2 or 4 car parking spaces available at £50 per month per space

**LEASE**

A new effective full repairing and insuring lease to be granted for a term by arrangement subject to 5 yearly rent reviews if applicable. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections relating to Security of Tenure and Compensation).

**RENT**

£39,000 per annum exclusive plus VAT.

**EPC RATING**

To be assessed.

**SERVICE CHARGE**

Awaiting.

**RATES**

To be assessed.

**LEGAL COSTS**

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

**VIEWING**

Strictly by appointment through sole 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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