

COMMERCIAL ESTATE AGENTS & VALUERS

NEW HIGH QUALITY GROUND FLOOR OFFICES
1,050 SQ FT APPROX
TO BE LET
LIBERTY SQUARE, 1230-1232 HIGH ROAD,
WHETSTONE, LONDON N20 0LH

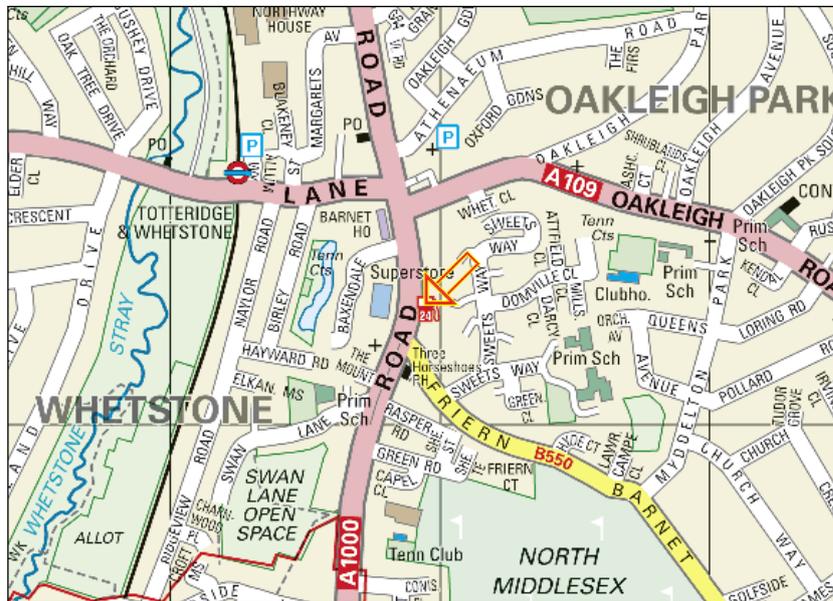


All Transactions Are Subject to Contract

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

TELEPHONE: 020 8346 5100

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



LOCATION Located on the south side of the High Road (A1000) close to the junction with Totteridge Lane and within an easy walking distance of Totteridge & Whetstone Underground Station (Northern Line).

The area is well served by restaurants and food stores including Waitrose and Marks & Spencer. Good road communications are afforded with the M25 and M1 Motorways, A1 and A406 (North Circular Road) all within close proximity.

ACCOMMODATION Comprises a ground floor office, in an open plan layout affording an approximate

FLOOR AREA 1,050 SQ FT

- AMENITIES**
- * Video access control
 - * Excellent natural light
 - * Raised flooring
 - * 3-compartment trunking
 - * Carpet tiles
 - * Air-conditioning / heating
 - * Suspended ceilings with LED lighting
 - * Double glazed windows
 - * Plumbing for a kitchen
 - * Independent WCs
 - * Secure parking for 1 vehicle.

LEASE A new effective full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals. The lease is to exclude the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

RENT £28,870 per annum inclusive of service charge plus VAT if applicable.

RATES TBA

EPC TBA

LEGAL COSTS Each party is 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;
- (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.”