

COMMERCIAL ESTATE AGENTS & VALUERS

**MODERN AIR-CONDITIONED GROUND FLOOR OFFICES**

**1,420 SQ FT APPROX**

**TO LET**

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



**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 modern development. The offices has its own entrance approached from Albert Place and is arranged as a large open plan area affording an approximate gross internal:

**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 - 4 underground car parking spaces

**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**

£38,500 per annum exclusive plus VAT.

**EPC RATING**

B.

**SERVICE CHARGE**

£8,500 per annum approx. plus VAT.

**RATES**

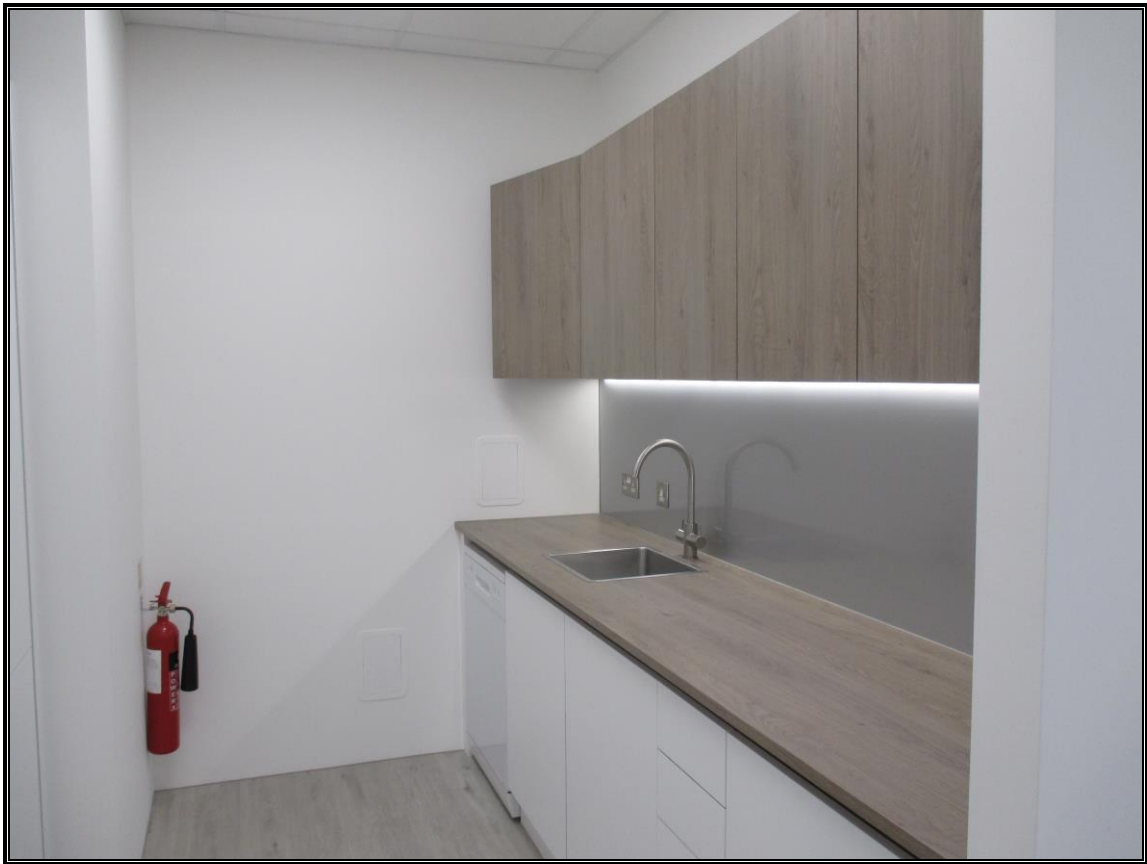
Obtained from [www.voa.gov.uk](http://www.voa.gov.uk) website the combined rateable value is £23,500 and the rates payable for 2023/24 are £10,551 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

**LEGAL COSTS**

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

**VIEWING**

Strictly by appointment through sole agents as above.





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- (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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