

COMMERCIAL ESTATE AGENTS & VALUERS

AIR CONDITIONED OFFICE SUITE
635 SQ FT APPROX
TO LET
SOVEREIGN HOUSE
1 ALBERT PLACE, BALLARDS LANE, FINCHLEY CENTRAL
LONDON N3 1QB



LOCATION

The building is prominently situated on the West side of the thoroughfare at its junction with Albert Place, diagonally 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
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100

ACCOMMODATION Comprises an office suite on the third floor divided into three rooms affording the following approximate

FLOOR AREA: 635 SQ FT

AMENITIES

- * Video entryphone
- * Prestige entrance hall
- * 8 person passenger lift
- * Air conditioning
- * Gas fired central heating
- * Carpeting
- * Suspended ceilings with CAT II lighting
- * Double glazing
- * Good natural light
- * Underfloor trunking
- * Shared kitchen
- * Shared use of boardroom
- * Two car parking spaces

LEASE A new effective full repairing and insuring lease for a term by arrangement. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections relating to Security of Tenure and Compensation).

RENT & SERVICE CHARGE £34,000 per annum approx. plus VAT.

This includes heating, air conditioning, lighting, all electricity and use of the boardroom

EPC Awaiting.

RATES Obtained from the www.voa.gov.uk website there are two rateable values and the combined figure is £16,700 and the rates payable for 2024/25 are £8,333 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.



Ground Floor Reception



Shared Boardroom





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