

COMMERCIAL ESTATE AGENTS & VALUERS

MODERN AIR CONDITIONED GROUND FLOOR OFFICE SUITE

1,970 SQ FT APPROX

LONG LEASE FOR SALE

21 WESTMORELAND ROAD, QUEENSBURY,

LONDON NW9 9BW



LOCATION

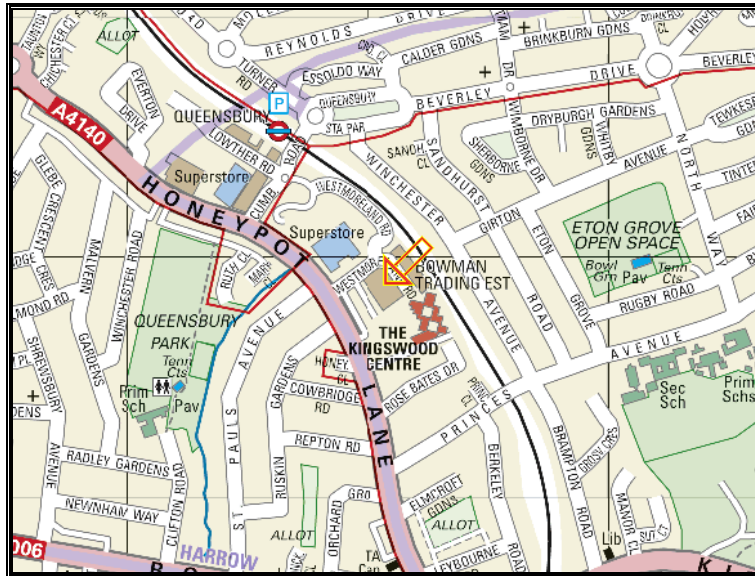
The property is well located just off Honeypot Lane being within a short walk of Queensbury Underground Station (Jubilee Line).

Excellent road communications are afforded with the North Circular Road (A406) and M1 Motorway close by.

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 The offices form part of a modern mixed-use development with commercial accommodation on the ground and residential above.

The self contained office suite on the ground floor is currently partitioned to form a reception area, 2 private offices, boardroom and an open plan area affording an approximate:

FLOOR AREA: 1,970 SQ FT

AMENITIES

- * Video entryphone
- * Passenger lift
- * Suspended ceilings with LED lighting
- * Air-conditioning / heating
- * Carpeting
- * Fitted kitchen with oven and dishwasher
- * Window blinds
- * Alarm
- * Shared male, female & disabled wcs
- * 1 secure parking space

TENURE Held on a long lease for a term of 250 years from July 2016 at a peppercorn ground rent.

PRICE £550,000 plus VAT.

SERVICE CHARGE Currently £9,000 per annum approx.

RATES Obtained from the www.voa.gov.uk website the rateable value is £42,750 and the rates payable for 2024/25 are £21,888 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC RATING B

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.”