

COMMERCIAL ESTATE AGENTS & VALUERS

**AIR CONDITIONED OFFICE SUITE**

**590 SQ FT APPROX**

**TO BE LET**

**1 BEDFORD MEWS, EAST FINCHLEY, LONDON N2 9DF**



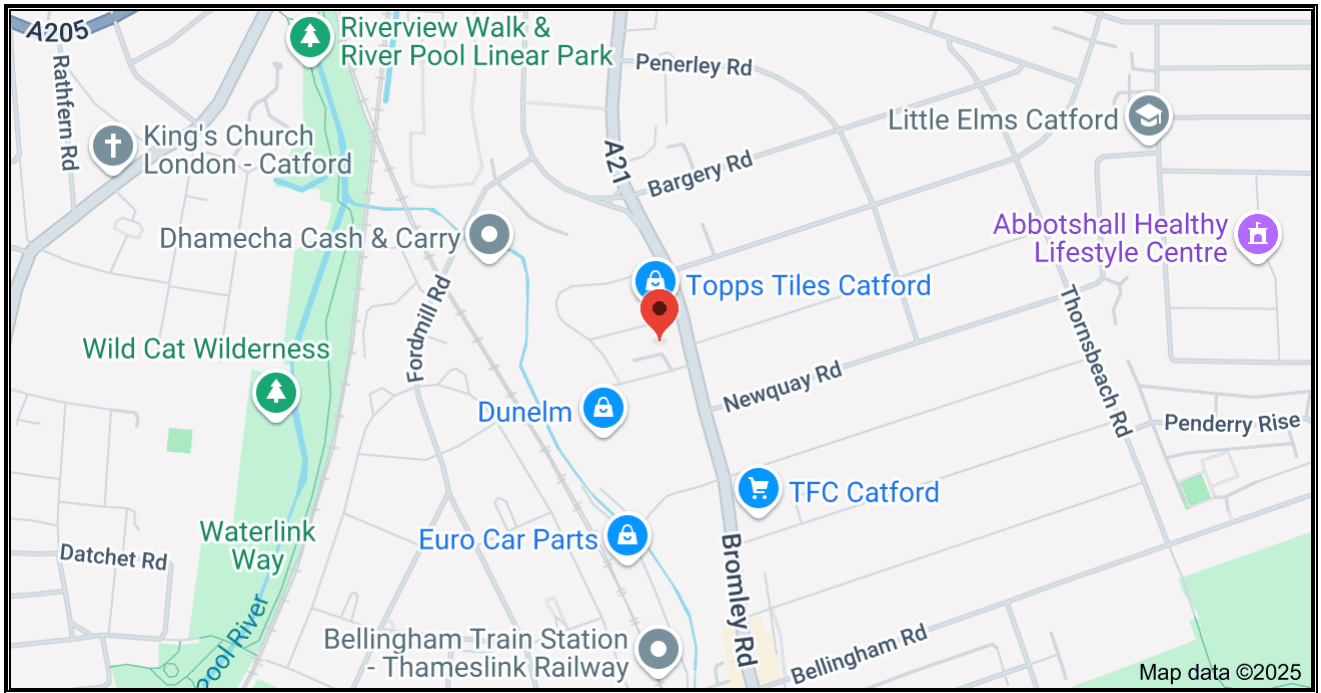
**LOCATION**

The property is situated within a few yards of the junction with High Road, providing excellent road communications to the A1000, A1 and A406 (North Circular Road). East Finchley Underground Station (Northern Line) is within easy walking distance.

All Transactions are Subject to Contract

1 BEDFORD ROAD  
EAST FINCHLEY LONDON N2 9DB  
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**ACCOMMODATION** Comprises a self-contained first floor office suite within this mews complex. The suite is currently partitioned to provide one private office, the remainder open plan having an approximate

**FLOOR AREA 590 SQ FT**

- AMENITIES**
- \* Entryphone
  - \* Double glazing
  - \* Carpeted
  - \* Central heating
  - \* Double glazing
  - \* LED lights
  - \* Air conditioning
  - \* Shared kitchen
  - \* Shared male & female WCs

**LEASE** A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at five yearly intervals if applicable.

**RENT** £21,500 per annum exclusive fully inclusive of service charge, utilities, building insurance and business rates.

**EPC** E

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

**VIEWING** Strictly by appointment through agents as above.





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