

COMMERCIAL ESTATE AGENTS & VALUERS

****IDEAL FOR NURSERY****

SELF CONTAINED CLASS E PREMISES

WITH EXCELLENT ON SITE PARKING

1,305 SQ FT APPROX

TO LET

923 FINCHLEY ROAD, GOLDERS GREEN, LONDON NW11 7PE

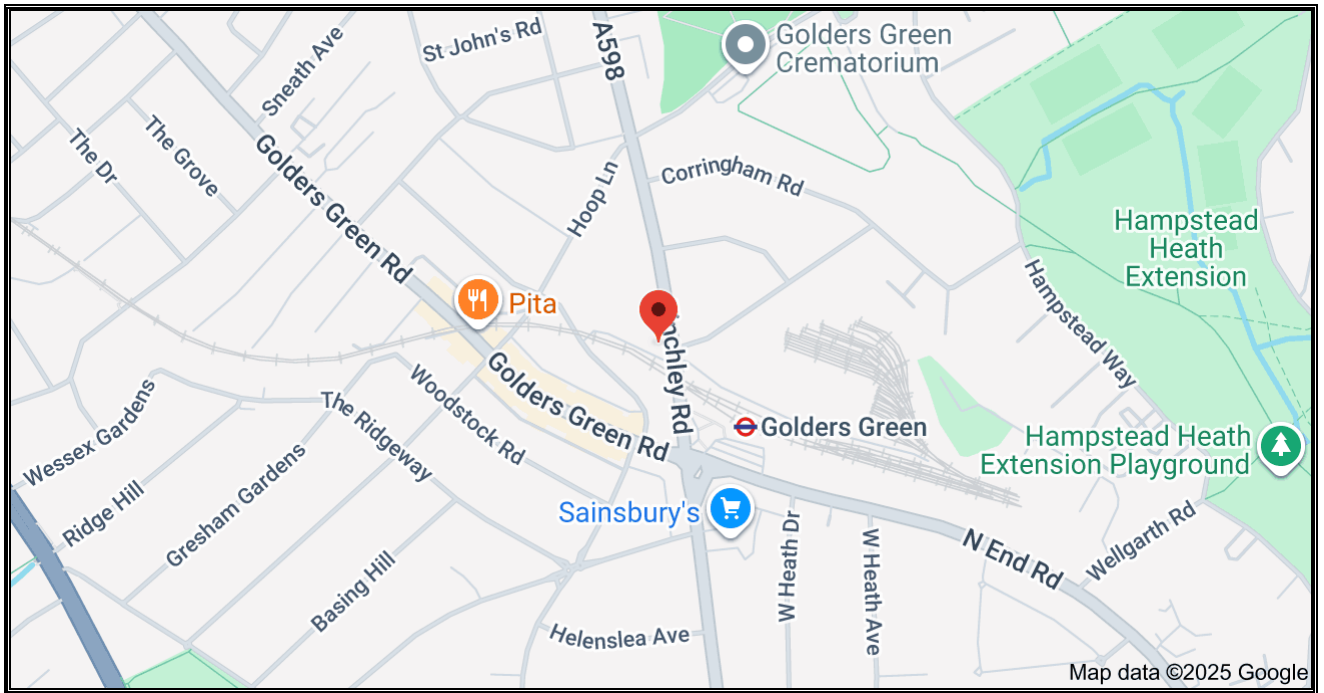


All transactions are subject to contract

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



LOCATION

The premises are situated opposite the junction with Rotherwick Road, and moments away from Golders Green Underground Station (Northern Line), which offers direct access to King's Cross, Euston, and the West End within 20 minutes.

The adjacent bus and coach station provides extensive local and national connections, including routes to Victoria, Brent Cross, Edgware, and Luton/Stansted Airports. Excellent road access via Finchley Road (A41), North Circular Road (A406) and M1 motorway enhances connectivity across London and beyond.

ACCOMMODATION Comprises a self-contained Class E premises on ground and part first floor, currently used as offices but ideal for a nursery. It is presently arranged as 6 rooms and benefits from a large rear garden. The offices affords an approximate net internal:

FLOOR AREA **1,305 SQ FT**

AMENITIES

- * Gas fired central heating
- * Part air conditioning
- * Carpeting
- * Kitchenette
- * Male & female toilets
- * Rear garden
- * Forecourt parking for 5-7 cars

LEASE

A new full repairing and insuring lease to be granted for up to 5 years. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections relating to Security of Tenure and Compensation).

RENT £35,000 per annum exclusive.

RATES Obtained from the www.voa.gov.uk website the rateable value is £23,000 and the rates payable for 2025/26 are £11,477 per annum. Interested parties should confirm annual rates payable with local rating authority.

EPC RATING C.

LEGAL COSTS Each party 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."