

COMMERCIAL ESTATE AGENTS & VALUERS

**RECENTLY BUILT DETACHED
AIR CONDITIONED OFFICE BUILDING
1,326 SQ FT APPROX
FREEHOLD FOR SALE
199 LAWRENCE STREET, MILL HILL, LONDON NW7 4JH**

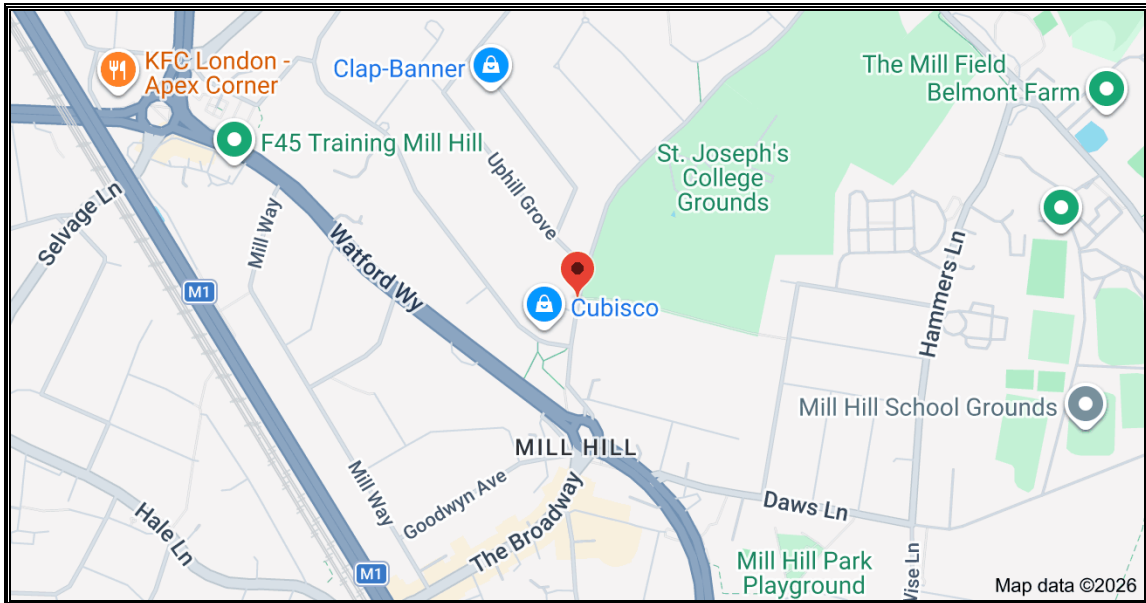


All Transactions are Subject to Contract

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



LOCATION

Mill Hill is a prosperous North London suburb within the London Borough of Barnet. The premises are situated just off Watford Way (A41) which provides excellent road communications into Central London and the North via M1 motorway. Mill Hill Broadway is moments away which provides a mixture of local retailers, cafes and restaurants together with numerous multiples. In addition to Mill Hill main line station (Thameslink) is within easy reach.

ACCOMMODATION

Comprises a self-contained detached office building which has been designed and built to the highest of standards. The building is arranged on ground and first floors, and affords the following approximate gross internal floor areas:

GROUND FLOOR: 729 SQ FT
FIRST FLOOR: 597 SQ FT

TOTAL FLOOR AREA: 1,326 SQ FT

AMENITIES

- * Video Entryphone
- * Double glazed windows
- * Air-conditioning
- * Underfloor heating
- * Wooden flooring
- * Strip lighting
- * CAT V Cabling
- * Perimeter trunking and underfloor cabling
- * Modern fitted Poggenpohl kitchen
- * Male & female WCs
- * Rear courtyard
- * Forecourt parking for up to 4 car spaces.
- * EV charger
- * Two cycle spaces

TENURE	Freehold for sale with full vacant possession.
PRICE	£725,000 plus VAT.
RATES	Obtained from the www.voa.gov.uk website the rateable value is £22,000 and the rates payable for 2026/27 are £9,504 per annum. Interested parties should confirm annual rates payable with local rating authority.
EPC	A.
LEGAL COSTS	Each party to be responsible for their own costs incurred.
VIEWING	Strictly by appointment through agents as above.









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