

COMMERCIAL ESTATE AGENTS & VALUERS

COMPETITIVE OCCUPATIONAL COSTS

CONTEMPORARY AIR CONDITONED OFFICES

2,100 – 4,200 SQ FT APPROX

TO BE LET

311 BALLARDS LANE, NORTH FINCHLEY, LONDON N12 8LY

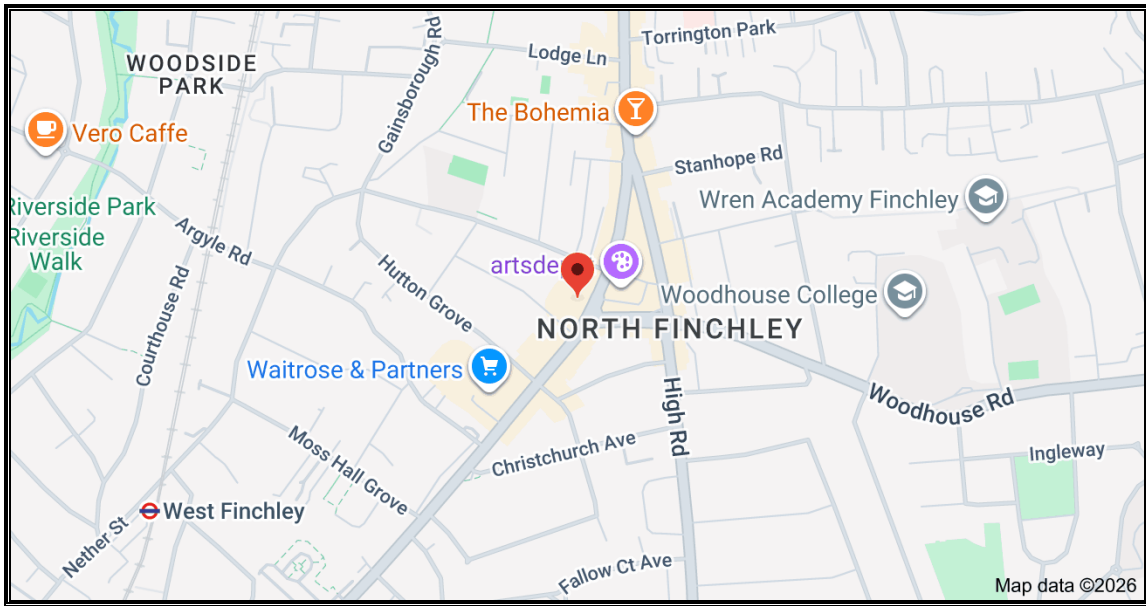


All Transactions are Subject to Contract

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100

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



LOCATION

Situated at Tally Ho Corner close to the junction of Ballards Lane and High Road, the property is within walking distance of Woodside Park and West Finchley Underground Stations (Northern Line). Diagonally opposite is the Arts Depot, incorporating retail units, a bus interchange. The High Road (A1000) provides main amenities for staff.

ACCOMMODATION

Comprises the entire 2nd and 3rd floor offices arranged predominantly in an open plan layout with some partitioned private offices affording the following approximate floor areas:

FIRST FLOOR	2,100 SQ FT
SECOND FLOOR	2,100 SQ FT
TOTAL	4,200 SQ FT

AMENITIES

- * Entryphone
- * Passenger lift
- * Gas-fired central heating
- * Air conditioning
- * Double glazed windows
- * Window blinds
- * Suspended ceiling incorporating LED lighting
- * Perimeter trunking
- * Wood style flooring
- * Kitchen on each floor
- * On site parking

LEASE

A new effective full repairing and insuring lease to be granted for a term by arrangement. The parties are to contract out of the Landlord and Tenant Act 1954 (Sections 24-28 inclusive).

RENT £16.66 per sq ft per annum exclusive plus VAT.

SERVICE CHARGE For the year 2026 / 2027, budgeted at £4.76 per sq ft per annum plus VAT.

RATES Obtained from the www.voa.gov.uk website, the rates payable are:
Second floor: £8.58 per sq ft approx.
Third floor: £8.84 per sq ft approx.

Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC Second Floor: D
Third Floor: TBA

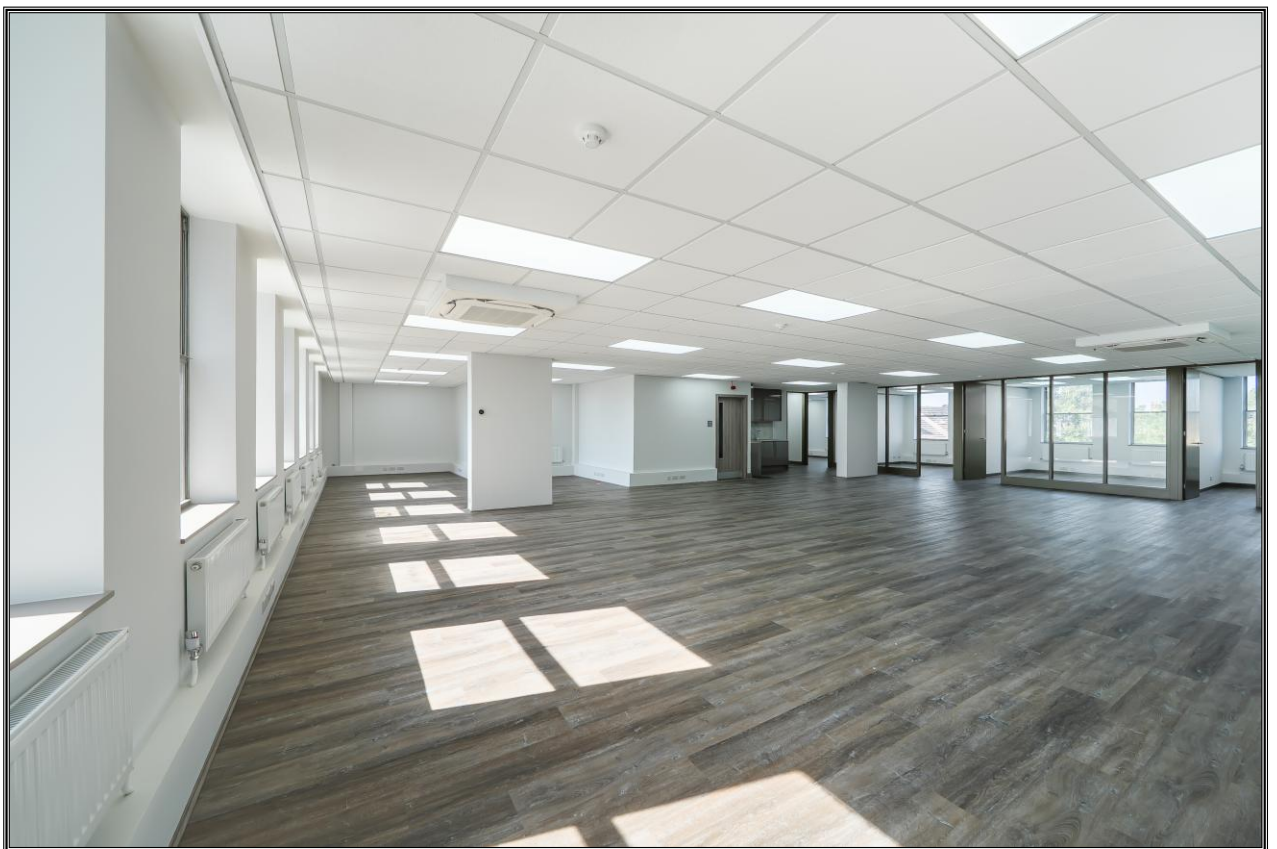
LEGAL COSTS Each party to be responsible for their own legal costs incurred.

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."