

COMMERCIAL ESTATE AGENTS & VALUERS

**HIGH QUALITY SELF-CONTAINED AIR CONDITIONED OFFICES
WITHIN MODERN DEVELOPMENT
3,450 SQ FT APPROX
TO LET
WHETSTONE SQUARE, 1068 HIGH ROAD,
WHETSTONE, LONDON N20 0QP**



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

Located on the south side of the High Road (A1000) within walking distance of both Totteridge & Whetstone Underground Station (Northern Line) 0.6 miles and Woodside Park (Northern Line) 0.7 miles.

Good road communications are afforded with the M25 and M1 Motorways, A1 and A406 (North Circular Road) all within close proximity.

The shopping centre in the High Road is a short walk away and provides many amenities for staff including several restaurants, coffee shops together with supermarkets Waitrose, Marks & Spencer and Asda.

DEVELOPMENT

This modern exclusive development comprises 46 apartments and 10 houses together with 2 self-contained office suites fronting the High Road.

ACCOMMODATION

The available accommodation comprises a modern office suite arranged on ground and lower ground floors benefiting from 2 partitioned private offices together with a boardroom and office pods, and affords the following approximate gross internal floor areas:

Ground Floor	1,532 sq ft
Lower Ground Floor	<u>1,918 sq ft</u>
TOTAL	3,450 SQ FT

AMENITIES

- * Video entryphone
- * Air conditioning / heating
- * Double glazed windows
- * Window blinds
- * Good natural light
- * Suspended ceiling with LED lighting
- * Carpeted and wooden style flooring
- * Raised access flooring on ground floor and boardroom
- * Male, female and disabled toilets
- * Fitted kitchen on lower ground floor
- * Kitchenette on ground floor
- * Ground floor terrace
- * Alarm
- * Furniture available
- * Parking for five vehicles

LEASE	A new effective full repairing and insuring lease to be granted for a term by arrangement, subject to upward only rent reviews at 5 yearly intervals if applicable.
RENT	£90,000 per annum exclusive plus VAT.
SERVICE CHARGE	To be confirmed.
RATES	Obtained from the www.voa.gov.uk website the rateable value is £64,000 and the rates payable for 2026/27 are £30,720 per annum. Interested parties should confirm annual rates payable with local rating authority.
EPC	To be confirmed.
LEGAL COSTS	Each party to be responsible for their own legal costs incurred.
VIEWING	Strictly by appointment through sole agents as above.













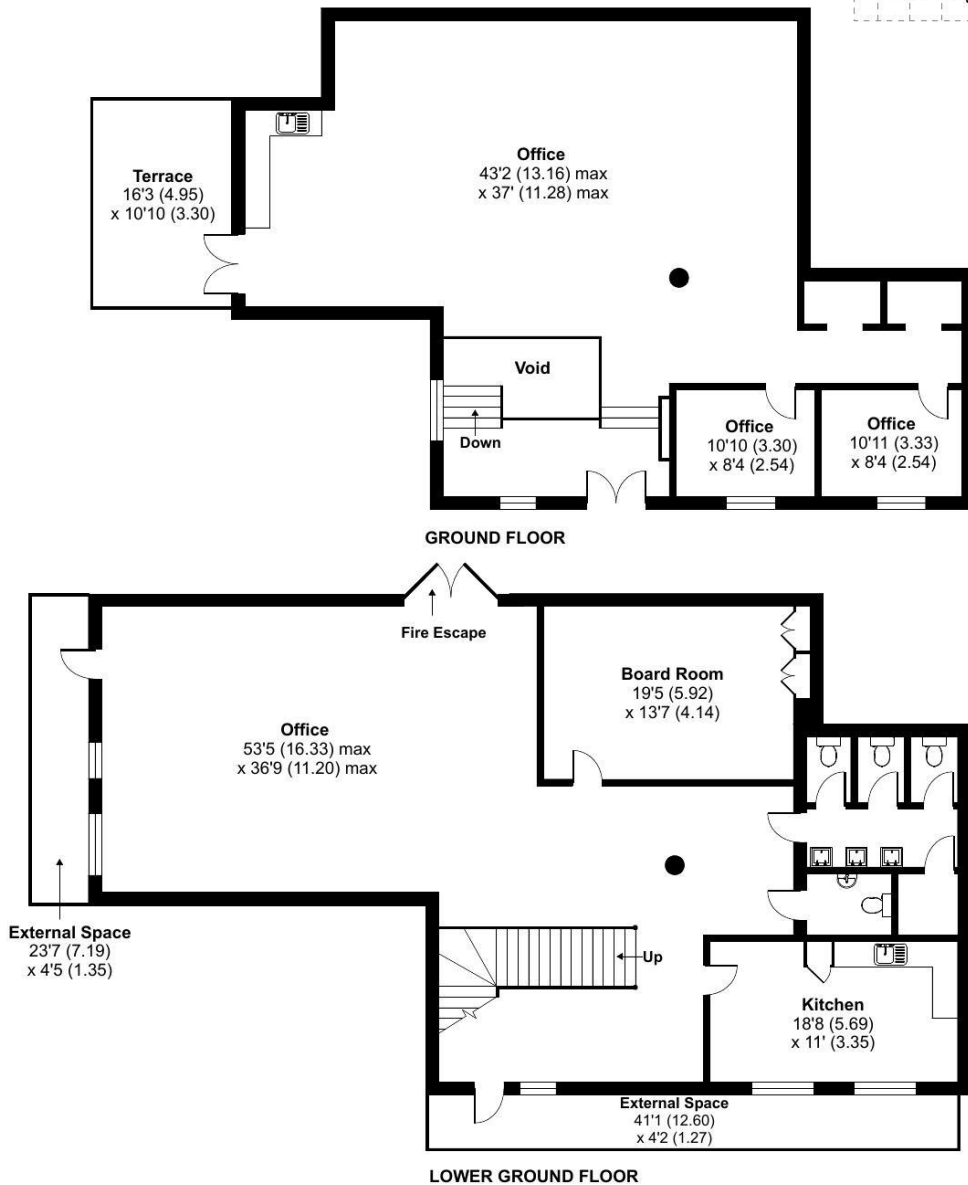
High Road, London, N20

Approximate Area = 3454 sq ft / 320.8 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
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