



Unit C, 890 High Road
North Finchley
N12 9RH



Ground Floor Offices To Let
136.33 sq m 1476 sq ft



Unit C 886-902 High Road North Finchley N12 9RH

LOCATION: Situated on the east side of North Finchley High Road, the property is located to the northern end of the town centre. Finchley provides a range of commercial and leisure services to businesses and staff. The property is less than a mile from Woodside Park (Northern Line) Station and a number of bus routes pass by. The area has links to Central London, the A406 (North Circular Road), A1 and M1 motorway.

ACCOMMODATION: Suitable for a variety of purposes, the premises comprises a ground floor office suite with air conditioning, a suspended ceiling with integral LCD panels, full carpeting, a small kitchenette and double glazed windows. It benefits from frontage onto North Finchley High Road and comes with male, female and disables WCs.

FLOOR AREA (IPMS 3):

Unit	Sq m	Sq ft
C	136.3	1,467

TERMS & TENURE: The property is available by way of a new, full repairing and insuring lease at a rental of £37,000 per annum exclusive.

BUSINESS RATES : Awaiting assessment.

EPC: Rating "E" 107

VAT: All rents, prices and premiums are stated exclusive of VAT, which is payable on charges at the prevailing rate.

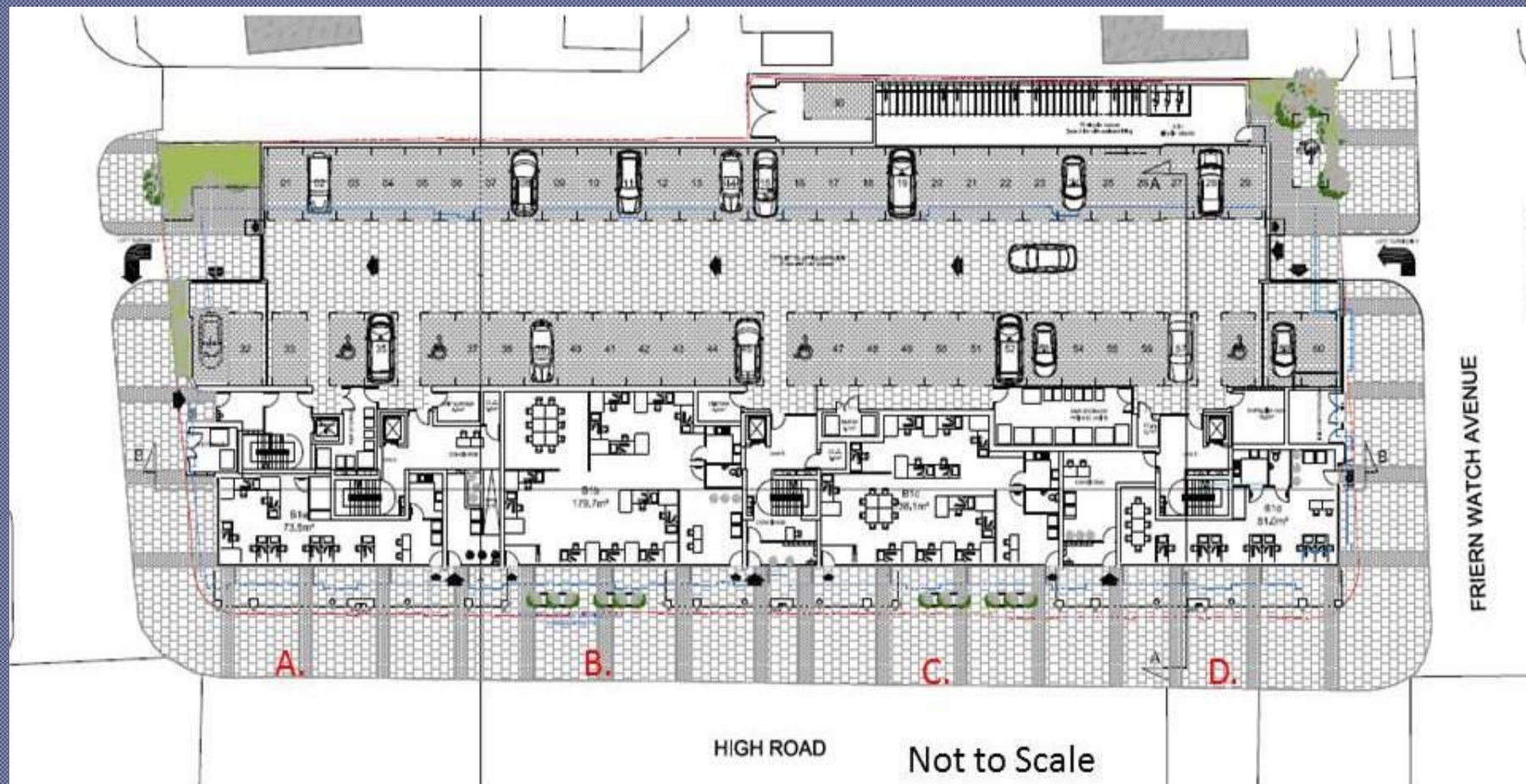
USE CLASS: The property has previously been used within the Class of D1 - Institutional purposes under a Planning Consent that permits B1 offices, D2 Leisure and A1 Retail. Applicants should make their own enquiries in relation to the validity of planning consent for their particular use.

LEGAL COSTS: The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

VIEWING BY APPOINTMENT. Please contact Tim Bell or Alex Jackson – alex.jackson@dayandbell.co.uk 020 80169947

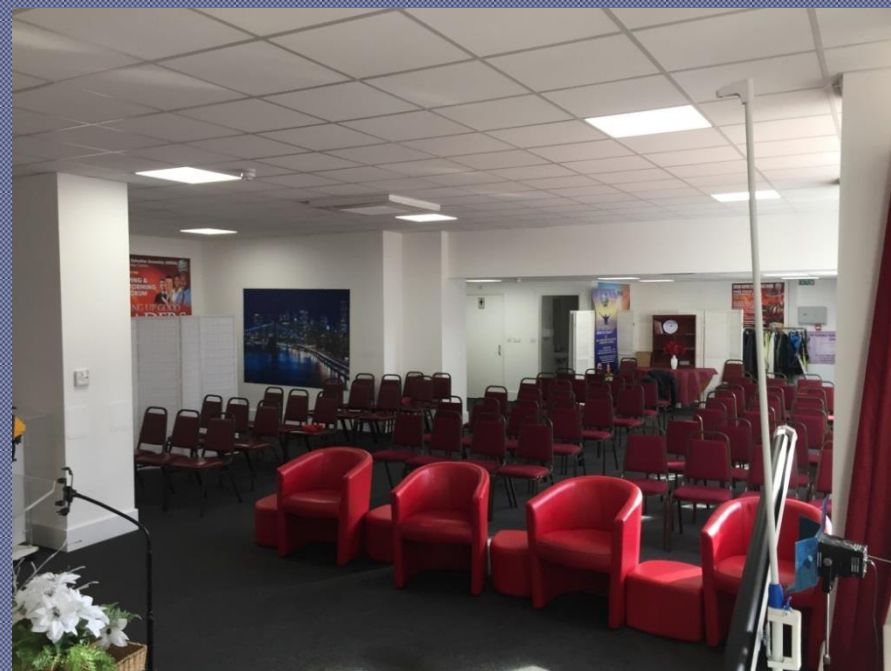


Unit C 886-902 High Road
North Finchley
N12 9RH





Unit C 886-902 High Road
North Finchley
N12 9RH



020 8445 3611 www.dayandbell.co.uk

Day and Bell • 705 High Road • London N12 0BT



Day and Bell for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: i) These particulars do not constitute any part of an offer or contract. ii) None of the statements contained in these particulars as to the property(ies) are to be relied on as statement or representation of fact. iii) Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) The vendor(s) or lessor(s) do not give Day and Bell nor any person in their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
Day and Bell (Surveyors) Limited • Registered in England No. 5927830 • Registered Office 35A High Street, Potters Bar EN6 5AJ.



Unit C 886-902 High Road
North Finchley
N12 9RH



020 8445 3611 www.dayandbell.co.uk

Day and Bell • 705 High Road • London N12 0BT

Day and Bell for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: i) These particulars do not constitute any part of an offer or contract. ii) None of the statements contained in these particulars as to the property(ies) are to be relied on as statement or representation of fact. iii) Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) The vendor(s) or lessor(s) do not give Day and Bell nor any person in their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
Day and Bell (Surveyors) Limited • Registered in England No. 5927830 • Registered Office 35A High Street, Potters Bar EN6 5AJ.

