

SELF CONTAINED OFFICE FOR SALE

537 sq ft (49.9 sq m)



Wentworth Lodge
Great North Road
Welwyn Garden City
Hertfordshire - AL8 7SR

01707 392080

www.brasierfreeth.com



2C, LYTTON ROAD, NEW BARNET, EN5 5BY

KEY FEATURES

- New Building
- Self contained office
- Comfort Cooling
- New carpeting
- LED lighting
- WC
- Kitchenette
- Secure, gated access road
- Good level of natural light
- Three Phase Electricity
- 5 minutes' walk from High Barnet Underground Station
- There is unrestricted street parking in the area

ACCOMMODATION

| | sq ft | sq m |
|---------------------|-----------------------|------|
| Ground Floor Office | 537 | 49.9 |
| | (Gross Internal Area) | |

DESCRIPTION

The property comprises a newly built, self contained building with office accommodation on ground floor.

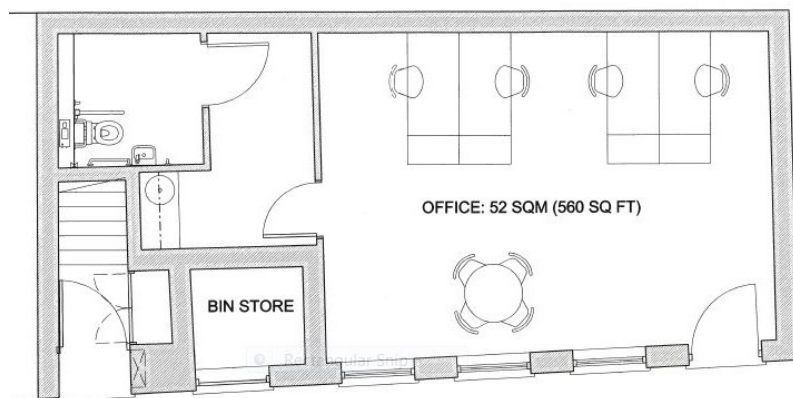
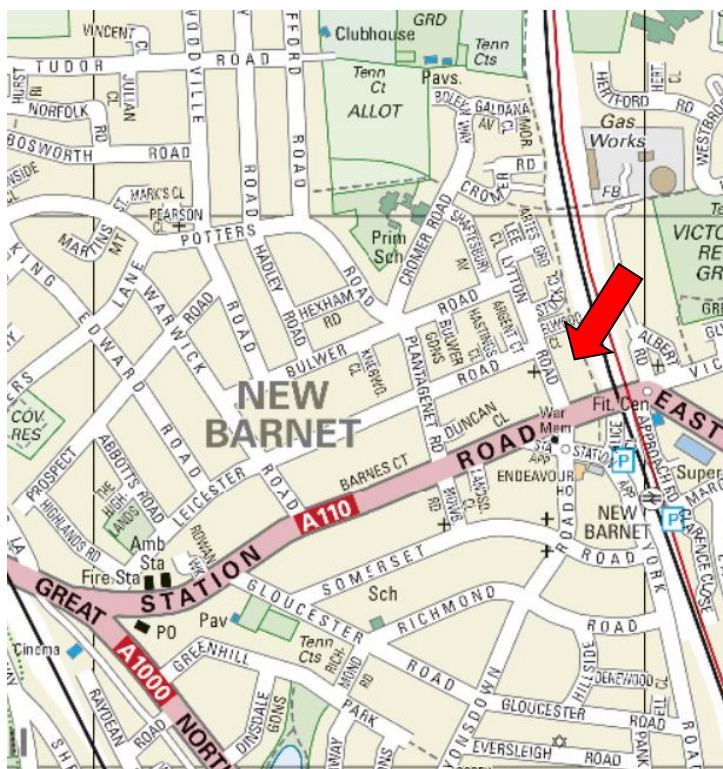
The office accommodation is open plan and benefits from comfort cooling, a kitchenette and WC.

There is a new self-contained one bedroom flat above which is also available. Details available upon application.

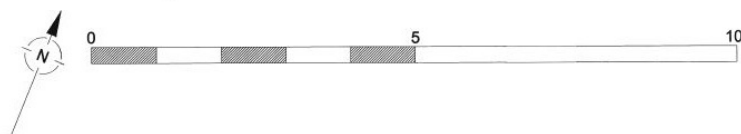
VIEWING | Strictly by appointment through this office with:

James Oliver
01707 396733
james.oliver@brasierfreeth.com

Jack Woolf
01707 242952
jack.woolf@brasierfreeth.com



PROPOSED GROUND FLOOR PLAN



LOCATION

The property is located on Elwood Close off Lytton Road in New Barnet.

New Barnet Station is within 300 metres and provides regular services to London Kings Cross within 30 minutes via Finsbury Park (Victoria/ Piccadilly Lines) 15 minutes.

High Barnet Underground Station (Northern Line) is only 1 mile from the property.

The property provides good access to the M25 (junction 24) which is situated approximately 4 miles to the north.

PRICE

£295,000 plus VAT for the freehold/ long leasehold interest.

There is a one bedroom flat on the first floor which is also available. Details available upon request.

RATES

The property is to be assessed.

For further information please refer to the Local Charging Authority, Barnet London Borough Council – 02083 592735

EPC RATING

The EPC has been commissioned and is awaited.

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



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