

**Balfour House
Balfour House 741 High
Road
London
North Finchley,
N12 0BP**

TO LET
**OUTSTANDING
OFFICE SUITES**

£25,525 Per annum

The building is situated in the heart of North Finchley, close to the state of the art venue "Arts Depot" and adjacent to the newly refurbished North Finchley bus station.



Computer generated images **London**



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

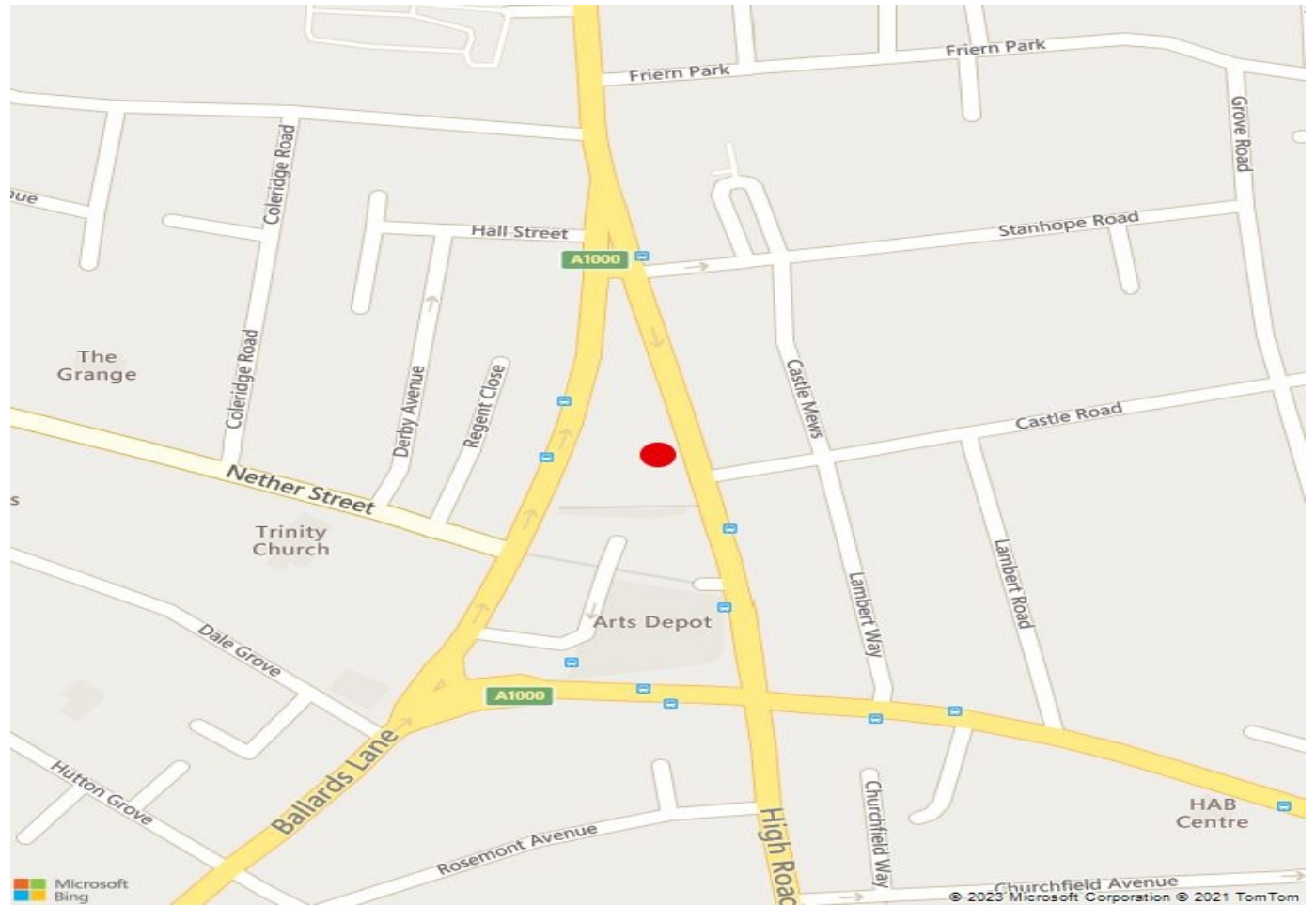
First Floor:

New suite 129: 1,021 sq. ft. £25,525 pa pax.

Benefits include the following amenities:

- Two passenger lifts
- Energy efficient air conditioning
- Attractive reception
- Audio visual entry systems
- Kitchen facilities on each floor
- Office area fully carpeted
- Suspended ceilings
- Male and Female WCs
- Flexi floor plates
- Roof terrace
- Private secure car park - approx. 72 spaces

Front page image shown is a CGI image.



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Rent

£25,525 Per annum

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Rates

Please refer to the Local Authority for more information on rates

EPC

Energy Rating B - Valid until September 2029

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via owners agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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