

MAUNDER TAYLOR

TO LET GRADE II LISTED HIGH ROAD OFFICES WITH 3 PARKING SPACES



1268a HIGH ROAD, WHETSTONE, LONDON N20 9HH



Characterful, office accommodation with good storage space – arranged over basement, ground, first & attic levels. Situated within this attractive Grade II listed building with its own independent street entrance door, and **with three allocated parking spaces to the rear**. The property enjoys a highly visible High Road presence - being situated opposite the junction with Totteridge Lane.

Along Whetstone High Road are a number of shops, cafés, restaurants, and the area is well served by public transport – including Totteridge & Whetstone Underground Station (Northern Line), approximately quarter of a mile away.

Please contact us if you wish to arrange an inspection of the unit

**STEPPED RENT: Commencing at £20,000 PAX
(full stepped rent terms overleaf)**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



Accommodation:

A street door entrance with corridor leading to a reception office with access to the rear car park and the basement storage room - stairs ascend to the first floor with 5 offices (2 are intercommunicating & split level). Stairs then continue to the top floor with three **storage rooms**, kitchen and 2 WC's.

Basement	18'1 x 10'6 (5.51m x 3.20m)
Ground floor Entrance Corridor	24'8 (7.52m)
Rear Reception Office	10'5 x 10'4 (3.18m x 3.15m)
Principle Office	15'2 x 14'2 (4.62m x 4.32m)
Middle Front Office	15'2 x 13'6 (4.62m x 4.11m)
Front Anti Room	15'5 > 9' x 13'3 > 8'7 (4.70m > 2.74m x 4.04m > 2.62m)
Rear Office	12'1 x 10'1 (3.68m x 3.07m)
Rear Office	10'4 x 10' (3.15m x 3.05m)
Top Floor Triple Width Storage	43'10 x 12'7 (13.36m x 3.84m)
Kitchen	12'6 x 5'3 (3.81m x 1.60m)

GIA appx. 1,500 ft² (139.35m²) – excluding basement & storage rooms

Features:

- A character period property
- Gas Central Heating
- Parking for 3 cars
- Own street entrance door
- Easy reach of station

Lease: New lease, (as a listed building, the landlord will agree to an internal repairing lease + service charge)

Stepped Rent Structure:

Year 1	£20,000 PAX
Years 2-5 inclusive	£25,000 PAX
Years 6-10 inclusive	£30,000 PAX

Option to break at the end of years 2 & 6, subject to 3 months' written notice.

Legal Fees: Each party to pay their own legal costs.

Business Rates: According to the VOA website, the 2023 Rateable Value is £17,000. This is NOT the amount of rates payable – for the actual amount of rates payable, interested parties are advised to make their own enquiries to the London Borough of Barnet.

CEPC: Not applicable - Grade II listed premises.

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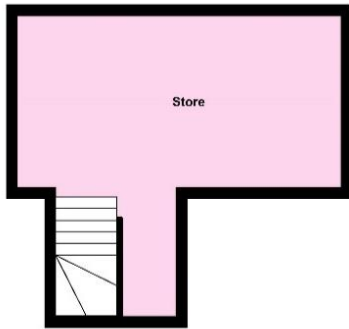
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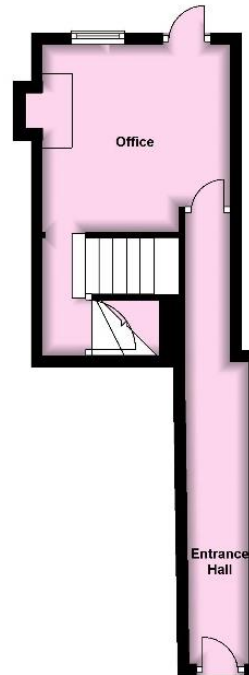
MAUNDER TAYLOR FLOOR PLAN

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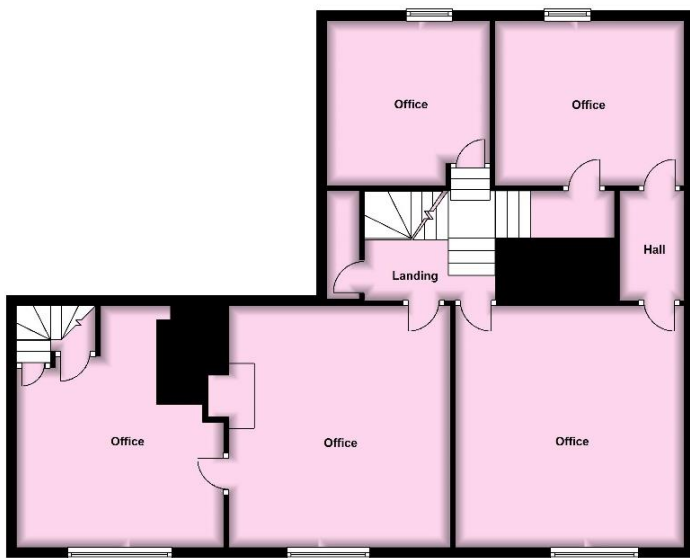
Basement



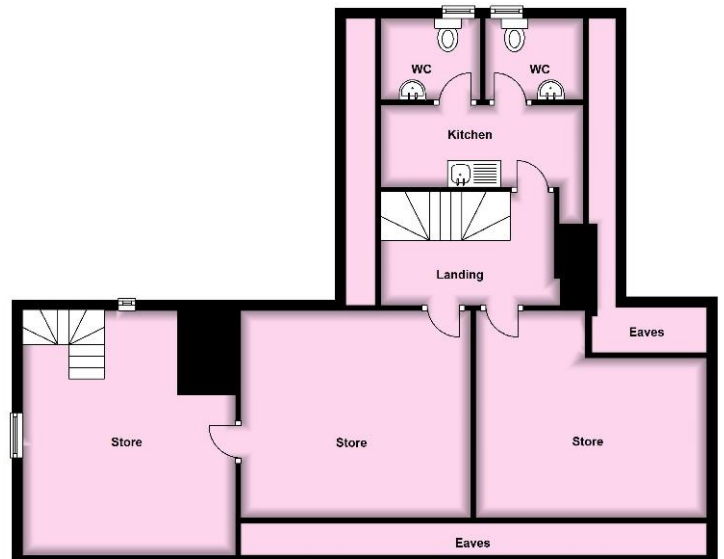
Ground Floor



First Floor



Second Floor



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