

# MAUNDER TAYLOR

## TO LET GROUND FLOOR SELF-CONTAINED OFFICE SUITE



### **BEDFORD MEWS, EAST FINCHLEY, N2 9DF**

A self-contained, ground floor office suite, of approximately 627ft<sup>2</sup> - GIA, (58.3m<sup>2</sup>). Conveniently situated just moments from the busy High Road – nearest station, East Finchley (Northern Line).

The unit benefits from its own kitchenette & WC facilities.

***ALL VIEWING ARE STRICTLY BY APPOINTMENT ONLY***

**RENT: £15,600 PAX**

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.



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## Features:

- Central Heating
- Carpeted Flooring
- LED Lights
- Entry phone
- Double Glazing
- Air Conditioning
- Own Kitchen & WC's

**GIA appx. 627ft<sup>2</sup> (58.3m<sup>2</sup>)**

## Lease Term:

New lease – terms to be negotiated.

**Service Charge:** The combined service charge and rates are approximately £550 per month. (Further details on request)

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



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