

CONTEMPORARY, HI-SPEC GROUND FLOOR OFFICE FOR SALE – READY FOR IMMEDIATE OCCUPATION



THE COURT HOUSE, 11a HIGH STREET, BARNET, HERTS EN5 5UJ

Built in 1916, this imposing, corner sited property has been redeveloped in recent years, and we now have pleasure in offering to the market, this self-contained, ground floor commercial office space – Gross Internal Area: 1,650ft² (153m²).

Being sold with a virtual freehold (held on a 999-year lease).

The office has been fitted out to a contemporarily high specification, with an area of open work space, a reception area, a board/meeting room, and with further ancillary/WC space.

The property is within 250 metres of High Barnet Northern Line station, and is well-positioned for the shopping and further transport facilities of High Barnet.

Internal viewing is highly recommended – By Appointment only

GUIDE PRICE: £795,000 VIRTUAL FREEHOLD*

(The property is not elected for VAT)

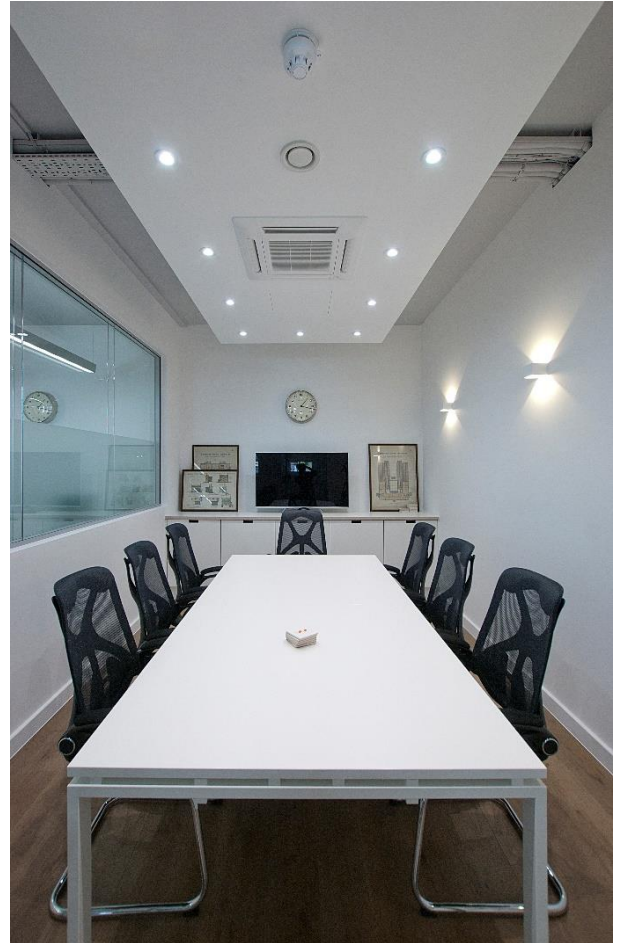
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.
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MAUNDER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

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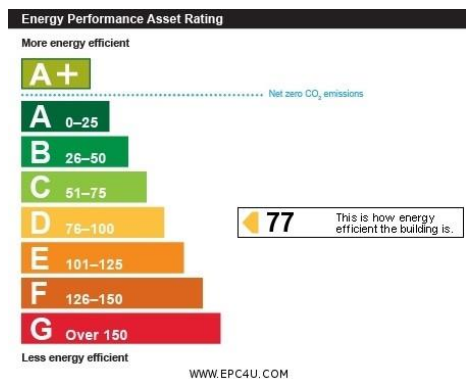
- Three-phase electric supply
- Combined heating and air conditioning in the open work space & board/meeting room
- Electric panel heating in other ancillary areas
- Hard wired data point to each desk space and meeting rooms
- Monitored security alarm
- CCTV cameras at each entrance to the building
- Fire detection and alarm system

APPROX 1,650ft² (153m²) GIA

Tenure – Virtual Freehold* (999-year lease from December 2016)

Business Rates:

According to the VOA web site, the unit was re-assessed in 2018. **Rateable Value** is £19,250. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



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