

TO LET

GROUND FLOOR OFFICE - HIGH ROAD POSITION

with 3 parking spaces



REGAL HOUSE, 1138 HIGH ROAD, WHETSTONE, LONDON N20 0RA

Situated at the Southern End of Whetstone High Road, and conveniently positioned for the shopping and transport facilities of Whetstone – including Totteridge & Whetstone underground station (Northern Line).

The property is vacant and available for immediate occupation.

This self-contained office is configured with a main open plan office area, and 3 private rooms, plus staff room/kitchen. Gated secure parking – 3 parking spaces available.

Please contact us if you wish to arrange an inspection of the unit – notice will be required.

RENT: £22,000 PAX (plus service charge provision)

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:

Ground floor office suite with entrance lobby, leading to;

Main Open Plan Office Area 27'7 x 14'2 (Including internal lobby)

High level windows to side undercroft driveway. Radiators, air conditioning, suspended ceiling. Perimeter trunking. Doors to;

Front office (arranged as board room) 16'2 x 14'4 (4.93m x 4.37m)

Communications cupboard, windows to front, radiators, air conditioning suspended ceiling, further door opening to;

Store Room 9'8 x 7'3 (2.95m x 2.21m)

Windows to front, suspended ceiling.

Rear Office 1 15'4 x 15'4 (4.67m x 4.67m)

Glazed partition to main office area. Windows to rear, radiators, air conditioning suspended ceiling.

Rear Office 2 14'6 x 11'4 (4.42m x 3.45m)

Windows to rear, radiators, air conditioning suspended ceiling.

Kitchen/Staff Room 12' x 9'9 (3.66m x 2.97m)

Fitted kitchen units with oven, hob & sink, space for fridge. Glazed partitioning through to main office area. Air conditioning, and suspended ceiling.

Shared WC facilities. Ladies WC on lower ground level, Gentleman's WC on upper ground level.
3 parking spaces in the gated secure car park.

GIA: Approximately 1,245 ft² (115.7m²) – excluding entrance lobby

Lease:

- A new 5-year, full repairing and insuring lease, outside the scope of the Landlord & Tenant Act.
- On provision of satisfactory references, a quarter's rent deposit will be required (if references are not available, or the property is being taken in the name of a new company, a more substantial deposit/personal guarantees – possibly both, will be required).
- 1 month's rent free

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

Business Rates:

According to the VOA website, the **2023 Rateable Value is £23,750**. 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.

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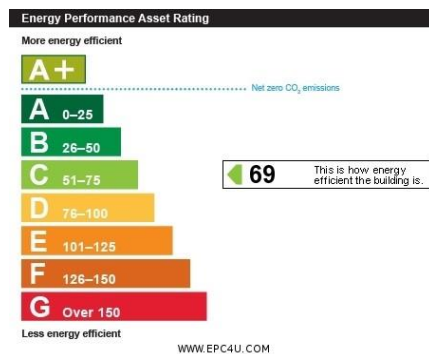
MAUNDER TAYLOR



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