

COMMERCIAL UNIT TO LET



431 OAKLEIGH ROAD NORTH, WHETSTONE, N20 0RU

This unit has been fitted out to a high standard as an office space with alarm & security shutter. Offered to the market vacant, without premium and with a new lease – terms to be negotiated.

Situated in a secondary parade of mixed commercial units, the property is set behind a service road, and lies between the shopping and transport facilities of Whetstone & New Southgate – both approximately one mile away.

Internal viewing is highly recommended – all viewings are strictly by appointment only.

RENT: £16,000 PAX – Plus 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.
1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011

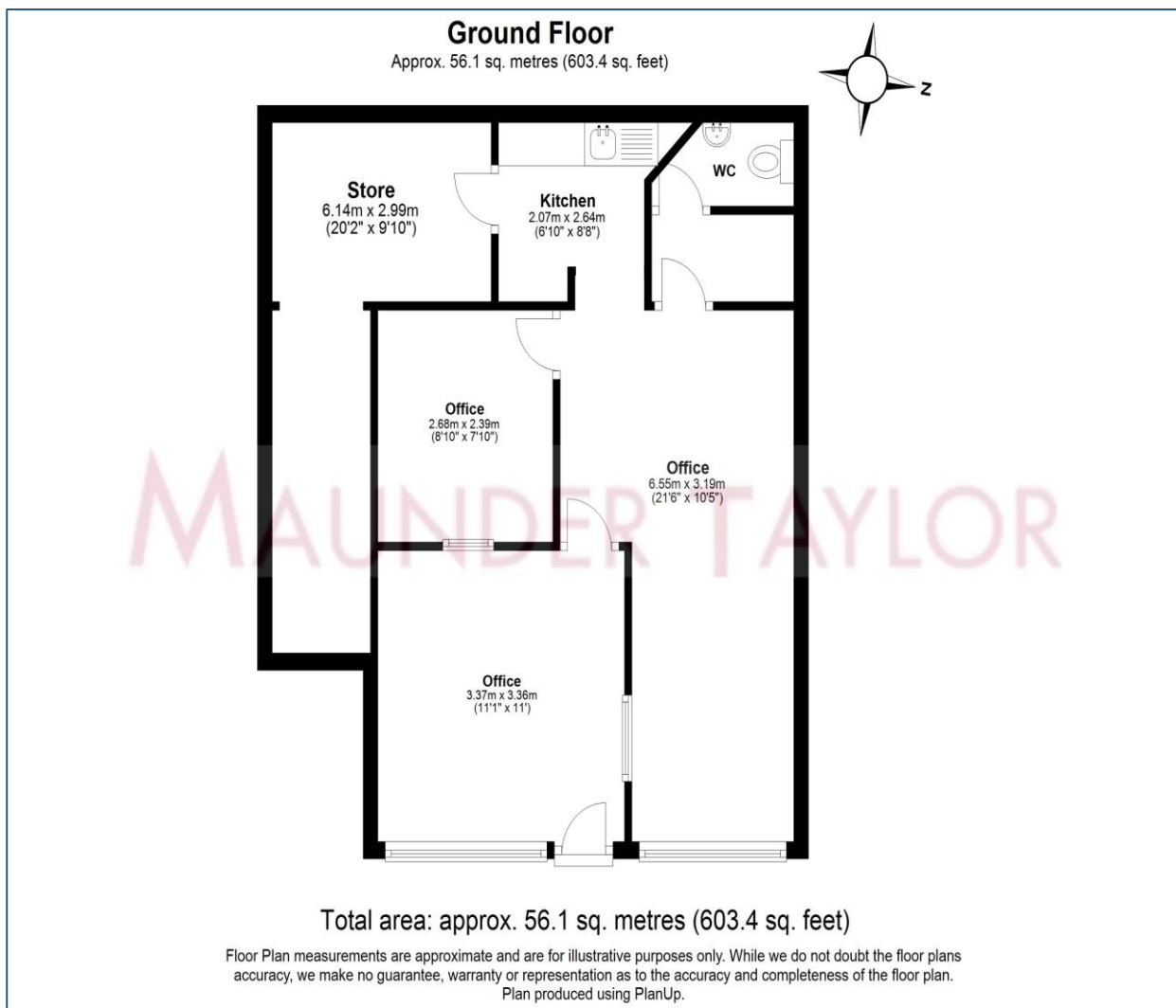


MAUNDER TAYLOR

SUMMARY OF ACCOMMODATION

The unit has an overall depth of 29'6 (9.02m), and an average width of 19'3 (5.88m), and has extra storage area to the side/rear in the under stair space providing an additional 15' x 5' (4.57m x 1.52m) of accommodation.

Configured with a reception office, an open plan office area, a private office, modern kitchen & WC, and air conditioning – please see plan below.



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.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



MAUNDER TAYLOR



Business Rates: According to the VOA web site, the 2023 Rateable Value is £9,300. 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 Hertsmere local authority: 020 8379 1000.

CEPC Rating is: D78

RENT: £16,000 PAX - Plus 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.
1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011

