

## OFFICE TO LET



### **51A & 51B CHURCH HILL ROAD, EAST BARNET, EN4 8SY**

Intercommunicating offices, with 3 linked (open-plan) areas, 1 small private office/consulting room, kitchen and WCs. The offices are centrally heated and benefit from parking for 4-5 cars to the front & side of the unit.

Conveniently situated in the heart of East Barnet Village, directly adjacent to the Church Hill Road free car park. East Barnet Village is made up of an array of mixed commercial units, and the area is generally served by local bus services, and Oakleigh Park mainline station.

*NOTE: Both parts to be let combined under 1 lease – the landlord would consider granting consent for the sub-letting of one of the units, subject to; terms being approved, contract, lease & referencing.*

***New FRI lease, with service charge and insurance provision – terms to be negotiated.***

**ALL VIEWINGS STRICTLY BY APPOINTMENT ONLY**

**RENT: £21,000 PAX**  
**(plus service charge & insurance contribution)**

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](http://www.maunder-taylor.co.uk) – 020 8446 0011





**GIA approx. 948ft<sup>2</sup> (88m<sup>2</sup>)  
(including kitchen, but excluding entrance lobby area & WCs)**

**Energy Performance Rating:** 51a = C (69) & 51b = B (47)

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

**Business Rates:** According to the VOA web site, the 2023 Rateable Value is £18,500. 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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