

TO LET
GROUND FLOOR SELF-CONTAINED UNIT
OFFICE/LIGHT INDUSTRIAL
Approximately 590ft² (54.81m²) GIA



UNIT 2, THE OLD PRINTWORKS, TAPSTER STREET, BARNET, EN5 5TH

A well-presented, ground floor self-contained unit, suitable for office/light industrial.

Conveniently located, within easy reach of High Barnet Northern line station and the shops and eateries in the High Street, Barnet.

The unit is presented in an open plan format which also contains a WC and kitchenette. The unit also benefits from central heating and security shutters on the doors and window.

Parking space to the front of the unit

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

RENT: £14,000 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.

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



Accommodation:

Main Area

Maximum 25'5 x 19'9 (7.75m x 6.02m) plus walk-in store cupboard of approx. 13' x 4' (3.96m x 1.22m), and Kitchenette/WC

In all approx 590ft² (54.81m²)

Features:

- Central Heating
- Security Shutters
- Parking Space

Lease Term:

New lease, terms to be agreed.

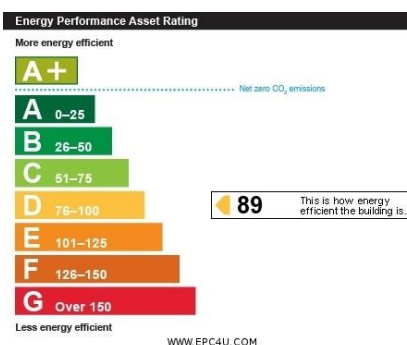
Legal Fees:

Each party responsible for their own costs.

Business Rates:

According to the VOA web site, the **Rateable Value** from **April 2023 will be £7,900**. 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 Barnet Council.

RENT £16,500 PAX



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