

TO LET

LIGHT INDUSTRIAL/STORAGE/ OFFICE



UNIT 4, THE OLD PRINTWORKS, TAPSTER STREET, BARNET, HERTS, EN5

A ground floor unit, with mezzanine level, suitable for light industrial/office & storage.

Situated in a quiet turning to the rear of Barnet High Street, off Moxon Street, The Old Printworks are accessed via secure entrance gates – there is one parking space allocated to the front of the unit.

High Barnet underground station (Northern Line) is approximately half a mile away.
The public carpark in Moxon Street (with one hour's free parking) is within 100 metres of the property.

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

RENT plus service charge provision - £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

Ground floor area with part restricted height and mezzanine offices above, accessed via roller shutter door to front and personal access door to common part hallway, with additional door opening into the ground floor of the unit. Own WC in the common area (first floor).

- **Main full height area:** Approx. 13'3 x 11'3 (4.04m x 3.43m). Roller shutter door to front, which is approximately 9' wide x 10' max height. (2.74m x 3.05m)
- **First under mezzanine area** 17' x 10'6 (5.18m x 3.20m) - approx. 6' clearance height (1.83m).
- **Second under mezzanine area** 13' x 11' (3.96m x 3.35m) approx. 5' clearance height (1.52m).
- **Mezzanine;**
 - **Room 1** 16'6 x 11' max (5.03m x 3.35m) with steps down to;
 - **Room 2** 11'6 average x 11' max (3.51m x 3.35m) with window to front.

778ft² (72.28m²) GIA *with some restricted head height areas

Features:

- Roller Shutters
- Parking Space
- Mezzanine Level

Lease Term:

New lease, terms to be agreed
– outside the scope of the landlord & tenant act
(with a service charge contribution).

Legal Fees:

Ingoing tenant to be responsible for the landlord's reasonable legal costs.

Business Rates:

According to the VOA web site,
the **Rateable Value from April 2023 will be £7,800.**
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.

CEPC Rating: E:115



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