

## TO LET – SECOND FLOOR OFFICE SUITE



### **SUITE F, 169 HIGH STREET, BARNET, EN5 5SU**

This second floor office located towards the affluent Hadley Green end of the High Street (A1000), and just a few moments' walk from the town's main shopping facilities.

The office benefits from a private meeting room, air conditioning, central heating, double glazing, natural lighting, entry phone system, & own kitchenette.

High Barnet Northern Line station is within three-quarters of a mile from the property.

The unit is accessed from a turning off Barnet, High Street.

***New Lease – Terms to be agreed***

***- All Viewings, Strictly by appointment only***

**\*STEPPED RENT STRUCTURE - Year 1 - £10,000 PAX, Year 2 - £11,000 PAX, Year 3 - £12,000 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.



## ACCOMMODATION:

**Main office area & Office room** - Double glazed Velux windows providing natural lighting, air conditioning & kitchenette area.

**Kitchenette Area**

**Communal WCs**

**Parking:** One parking spaces available – by separate negotiation

**IN ALL APPROX 443ft<sup>2</sup> (41.2m<sup>2</sup>) GIA**

## Lease:

New lease, terms to be agreed - **\*STEPPED RENT STRUCTURE - year 1 - £10,000 PAX, year 2 - £11,000 PAX, year 3 - £12,000 PAX.**

## Legal Fees:

Each side to be responsible for their own legal costs.

## Service Charge:

Suite F accounts for 12.75% of the buildings service charge, which last year amounted to £3,893.94 – inclusive of electricity, water & heating – ***'this may vary depending on the costs of utilities to the building'***



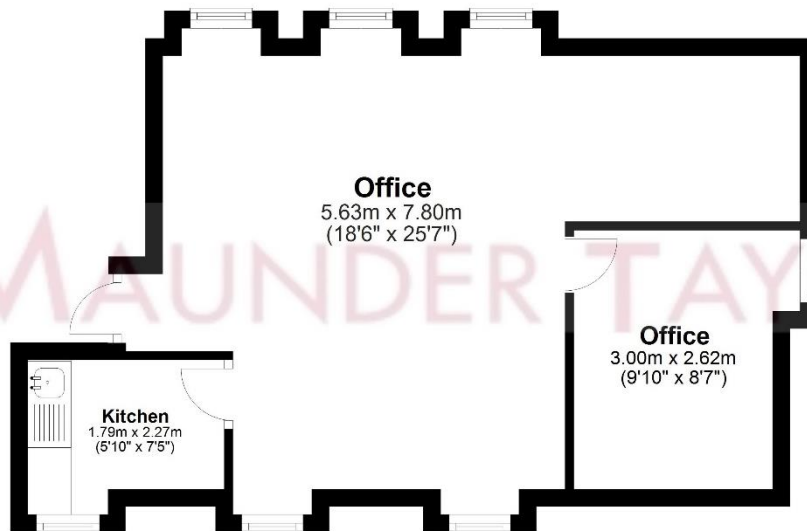
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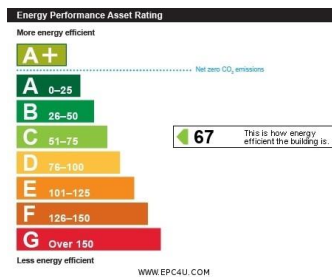
## Second Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 40.8 sq. metres (438.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee,  
Plan produced using PlanUp.



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