

TO LET – SELF CONTAINED OFFICE UNIT (Available from end-July 2024)



1a BEDFORD ROAD, EAST FINCHLEY, LONDON N2

A well-presented, self-contained ground floor office suite, conveniently situated just off the High Road, with its transport and multiple shopping facilities, nearest station East Finchley (Northern Line).

All viewings – strictly by appointment only

FIXED STEPPED RENT STRUCTURE

£10,500 YEAR 1, £10,750 YEAR 2, £11,000 YEAR 3 (PAX)

Minimum lease length 3 years

**PLUS COMMON EXPENSE CLAUSE FOR PORPORTIONAL SHARE TOWARDS UTILITIES,
BUILDINGS INSURANCE AND COMMON PART REPAIRS**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

1a Bedford Road, East Finchley, London N2

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Main office area: 13'3x 11'3 (excluding door well) – 4.04m x 3.43m

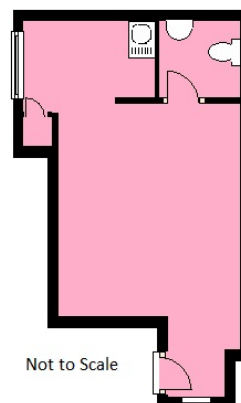
Double glazed window to front, laminate flooring, door intercom, diffused lighting.

Kitchen Area: 8' x 5'3 (2.44m x 1.60m)

Fitted kitchen units with under unit fridge, sink & drainer, laminate flooring, double glazed window to side. Useful integral storage cupboard - 6'3 x 3' (1.91m x 0.91m) - housing fuse board

WC: 4'9 x 5' (1.49m x 1.52m)

Air extractor unit, chrome electric towel radiator, tiling to walls & floor. Pedestal wash basin, low flush WC.



GIA: Approximately 235 ft² (21.83m²)

Lease Details: New lease – (minimum term – 3 years).

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

Business Rates: TO FOLLOW

EPC Rating: TO FOLLOW



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