

TO LET



Balfour House Business Centre, 741 High Road North Finchley N12 0BP

From 494 – 1,967 SqFt (45.89 – 182.74 SqM)

£25 Per Sq Ft

A Selection of 6 Suites With Allocated Parking

- Variety of open plan and partitioned office suites
- Flexible lease terms available
- Manned Reception Area
- 2 Passenger Lifts
- DDA access
- Air conditioning (to part)
- Private & Shared WC's and showers
- Gated off street parking
- Northern Line 13 minute walk away

Location

Balfour House is located on the High Road in Tally Ho Corner, North Finchley. Being on the High Street it is among the various leisure and retail facilities with independent retailers, cafes and restaurants. National retailers including Nandos, Tesco Express, Caffe Nero, and Greggs are all within a short walk.

West Finchley and Woodside Park Stations (Northern Line) are within walking distance. There are excellent road communication links with the North Circular Road (A406), Junction 1 of the M1 Motorway and M25 within a short drive. The area is well served by numerous bus routes.

Description

Balfour House comprises a business centre with a variety of sized office suites. There is a newly refurbished, manned reception with access to all floors by 2 passenger lifts.

Each suite has its own entrance with door entry, electric heating, air conditioning (to some areas), underfloor and perimeter trunking, open plan & glass partitioned offices and private kitchens (to some). To each floor there are shared WC's and showers facilities.

Car parking is available by way of a private and gated car park off of Castle Road.

Terms

Flexible lease terms are available for a term to be agree at a rent of £25 per sq ft per annum.

No VAT is payable on the rent.

Service Charge

There is a service charge for the repair and maintenance for the exterior and common parts which is currently £6.50 per sq ft.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
First Floor - 129	94.85	1,021
Second Floor – 201-204	175.77	1,892
Second Floor – 211-212	78.87	849
Second Floor – 219-220	57.60	620
Third Floor – 301-303	45.89	494
Third Floor – 308b	182.74	1,967

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Details available upon request although most suites qualify for small business rates relief.

EPC

D - 85

Viewings

For viewings and further information please contact:

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