

**VIEW  
TODAY!**

# *ENTIRE BUILDING TO LET*

**£75,000 pa**



**RENT: £75,000 pa**

**2,215 sq ft split over 3 floors**

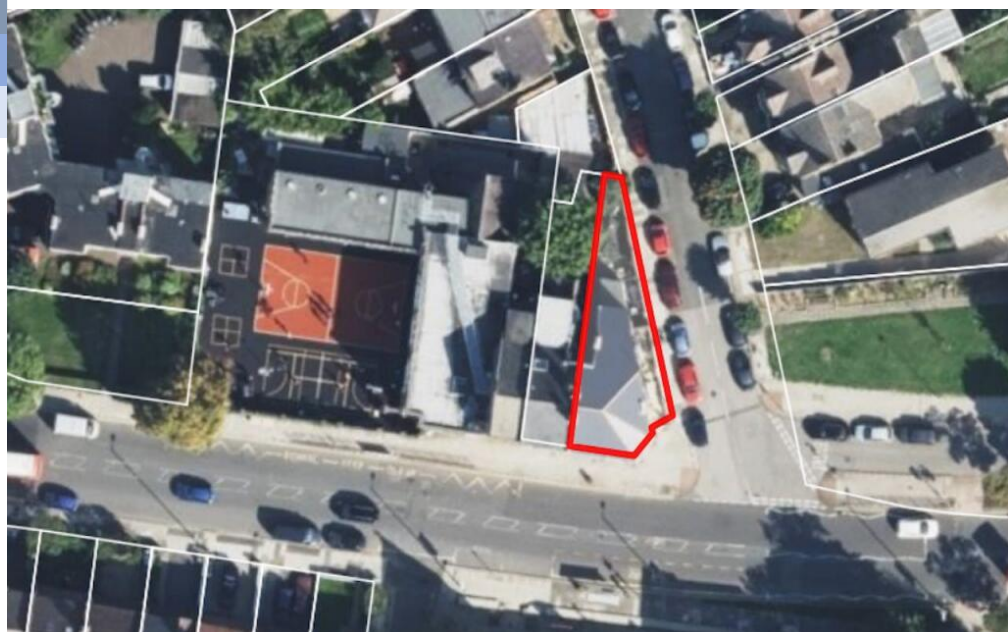
**10 minute walk from New Southgate**

**CLOSE TO PUBLIC TRANSPORT**

**CLASS D1/D2 USE**

**PROMINENT BUILDING**

**1 ST. JOHN'S BUILDING, FRIERN  
BARNET, N11 3DP**



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# ENTIRE BUILDING TO LET

## 1 ST. JOHN'S BUILDING, FRIERN BARNET, N11 3DP

Very prominent end of terrace building to let.

The property is arranged over 3 floors, totalling 2,215 sq. ft and includes a small patio-garden area to the rear.

Very suitable for education and quasi medical uses (D1/D2).

### **Description**

The entire building will be let in shell condition.

There are two open plan areas on the ground floor to front and rear and W/C's together with access to a basement (not included within the measurement) with restricted headroom.

The first and second floors are split into separate rooms, consisting mainly of meeting and private office space.

### **Location**

The property is located within the area of Friern Barnet on the corner of Friern Barnet Road and Ramsden Road.

New Southgate Overground Station is within a 10-minute walk from the property providing fast access into Kings Cross and Moorgate in around 30 minutes.

The North Circular A406 is a 10-minute drive from the property.

The locality provides a range of amenities, including Tesco Express (0.2 miles to the north) and Friern Barnet Retail Park (16 minutes to the east via bus and car).

Bounds Green Underground Station is approx 1.6 miles whilst Muswell Hill and Whetstone are approximately 2 miles to the south (respectively).

## **Accommodation**

Ground Floor: 992 sq. ft

1s Floor: 795 sq. ft

2nd: 428 sq. ft

Total: 2,215 sq. ft

## **Viewings**

Please contact the sole agents Neway Estate Agents for details on viewing blocks

### **Viewing and Further Information:**

Viewing strictly by prior appointment with the agent:

Nicholas Georgiou/Patrick Notaro

Neway Chartered Surveyors

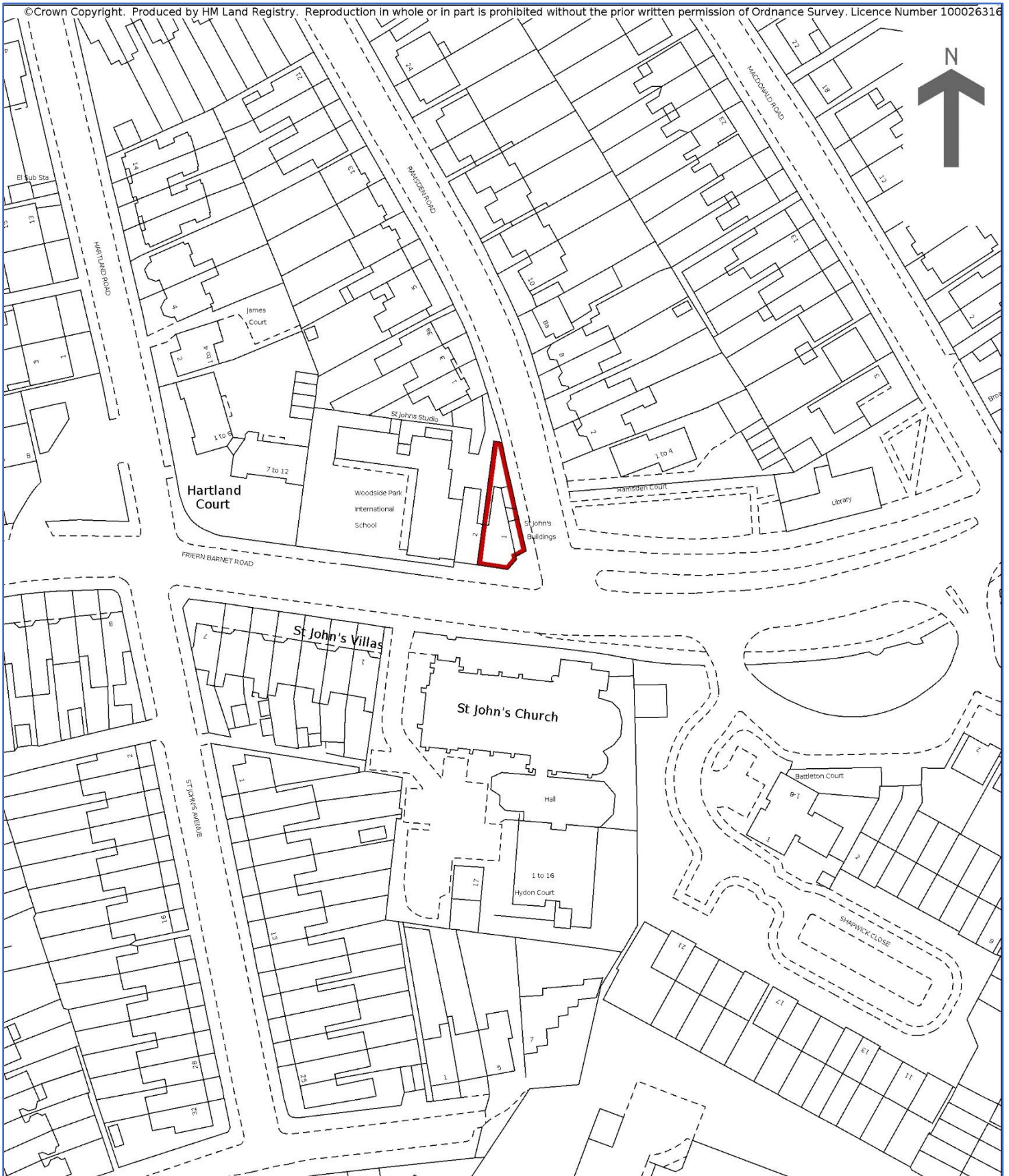
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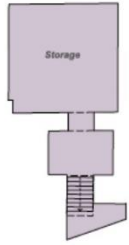
Nicholas Georgiou

[nick@newayestateagents.com](mailto:nick@newayestateagents.com)

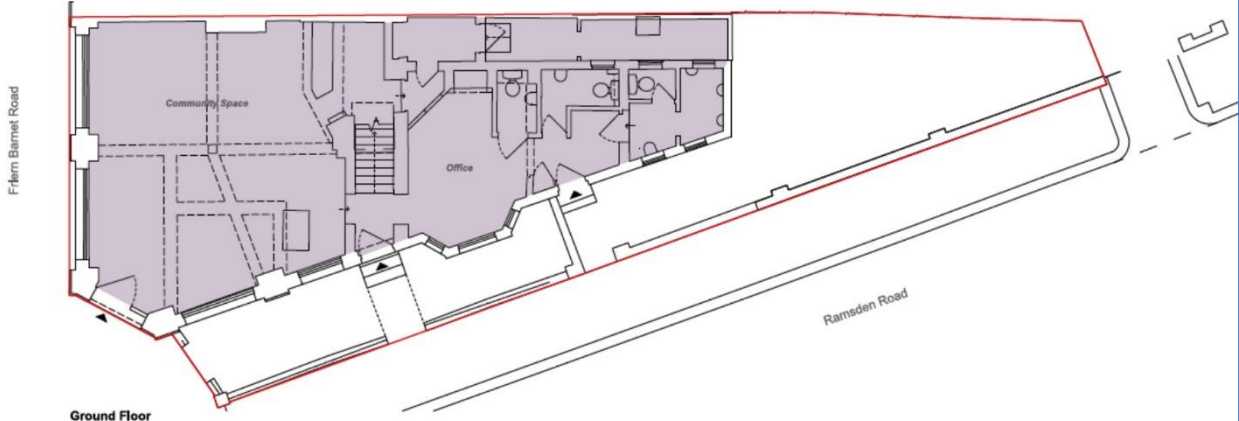
Patrick Notaro

[pjn@neway-notaro.com](mailto:pjn@neway-notaro.com)

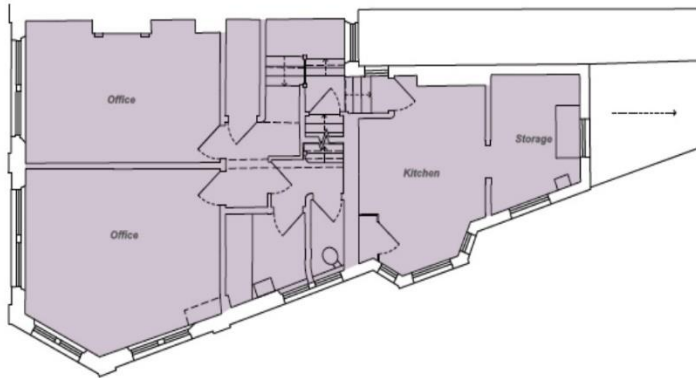




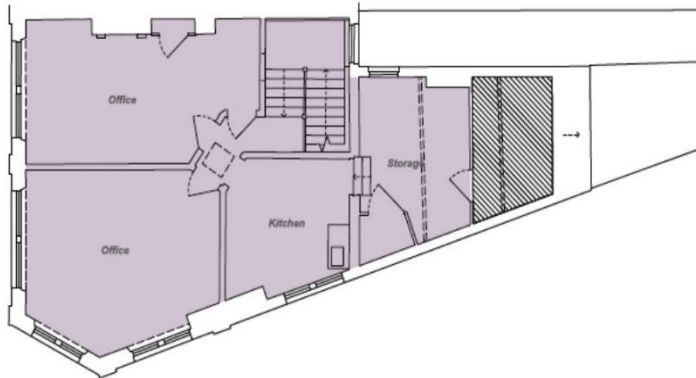
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**