


est 1979

 Jeremy
Leaf & Co.



High Road, London, N12

£45,000 Per Annum

- Modern second floor office
- Off street parking
- New FRI lease
- 0.4 miles from Woodside Park (Northern Line) tube station

863 High Road, London, N12 8PT
020 8446 4295

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High Road, North Finchley, London, N12 8QA

A modern second floor office of approx. 1600 sq. ft for rent on a new FRI lease in a well-maintained building.

Prominently located on North Finchley High Road almost opposite Sainsbury's superstore and approximately 0.4 miles from Woodside Park (Northern Line) tube station. North Finchley bus station is also just 0.4 miles away and there are several bus routes (125, 263) that pass the door. The North Circular Road is only a short drive away providing links to the M1 and M25.

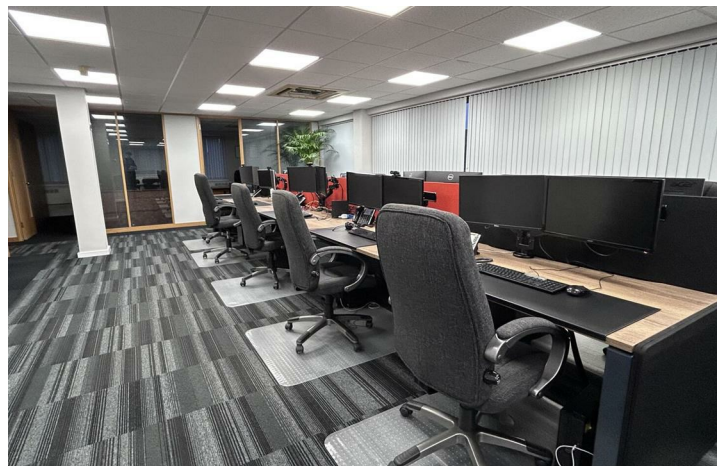
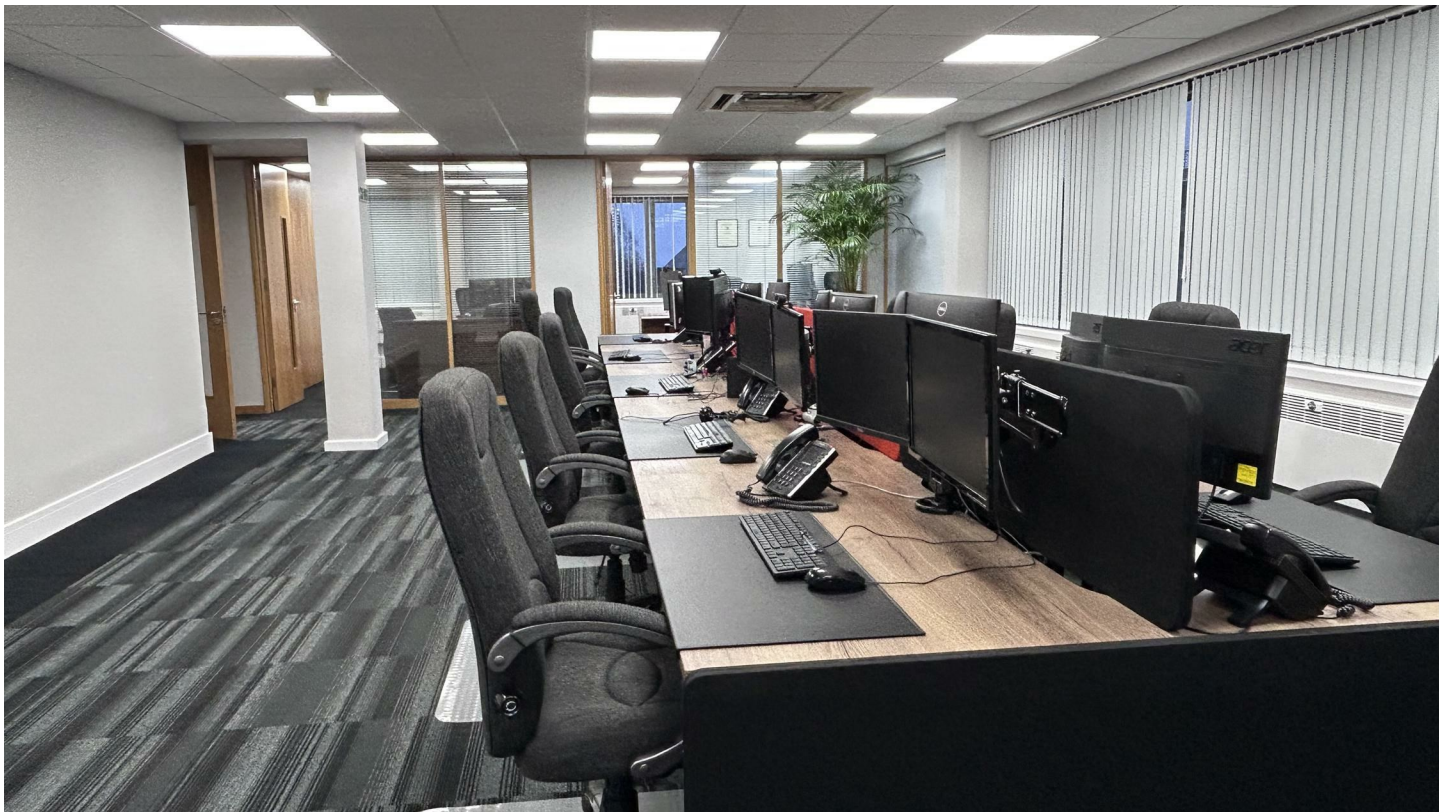
The property comes with air conditioning, lift, intercom/video entry system, 2 off street parking spaces. There is a service charge of approx. £4000 per annum which includes building insurance, lift maintenance, communal electricity and cleaning etc.

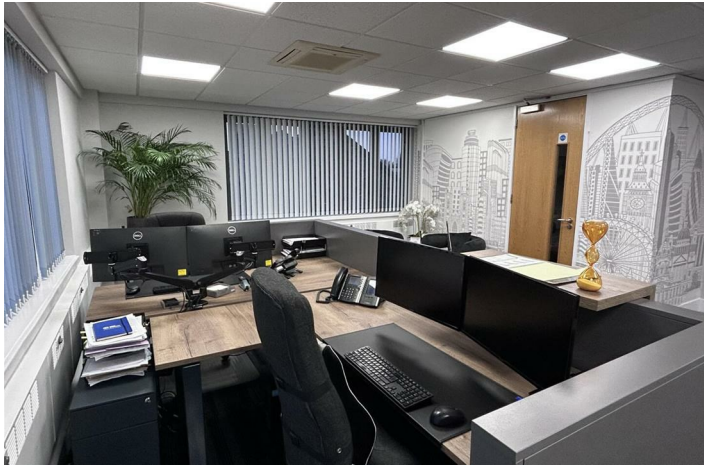
Terms are as follows:

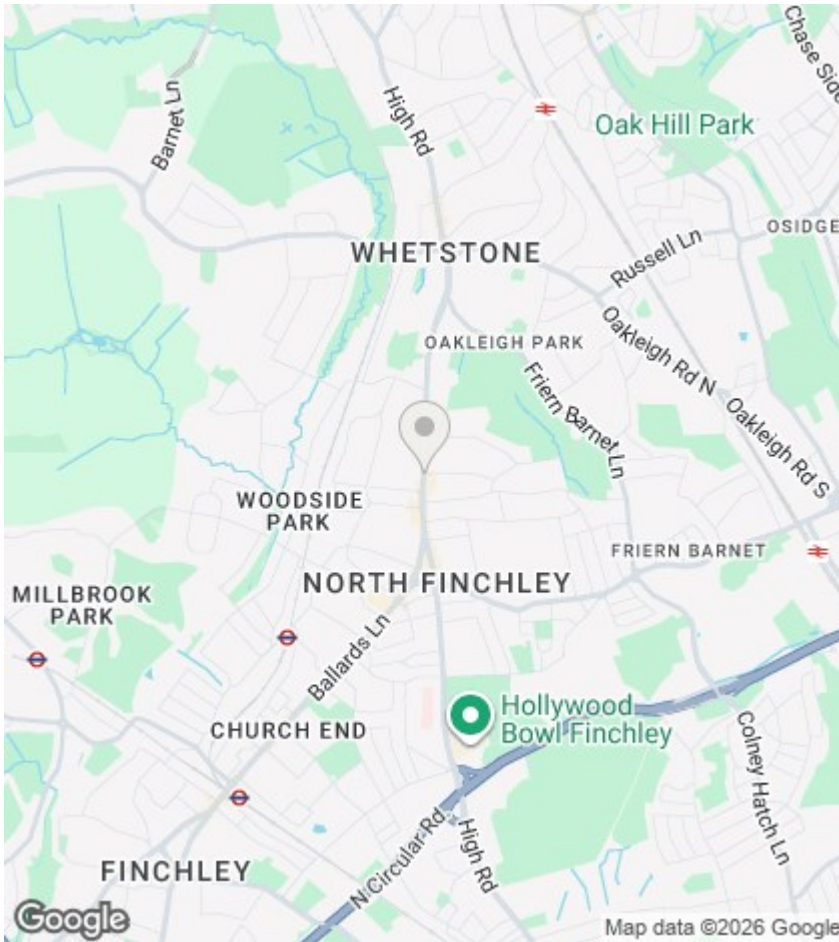
- Rent: £45,000 per annum
- Term: New FRI lease minimum 5 years
- The lease will be outside the Landlord & Tenant Act)



Council Tax Band:







Directions

Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

