

— THE — SORTING — OFFICE —

2a St George's Road, Temple Fortune, London NW11 0LR



TO LET NEWLY REFURBISHED ATTRACTIVE OFFICE BUILDING
AVAILABLE AS A WHOLE OR ON AN OFFICE BY OFFICE BASIS

Net Internal Area
Total 6,145.23 sq ft (570.92 sq m)

LANDSWOOD

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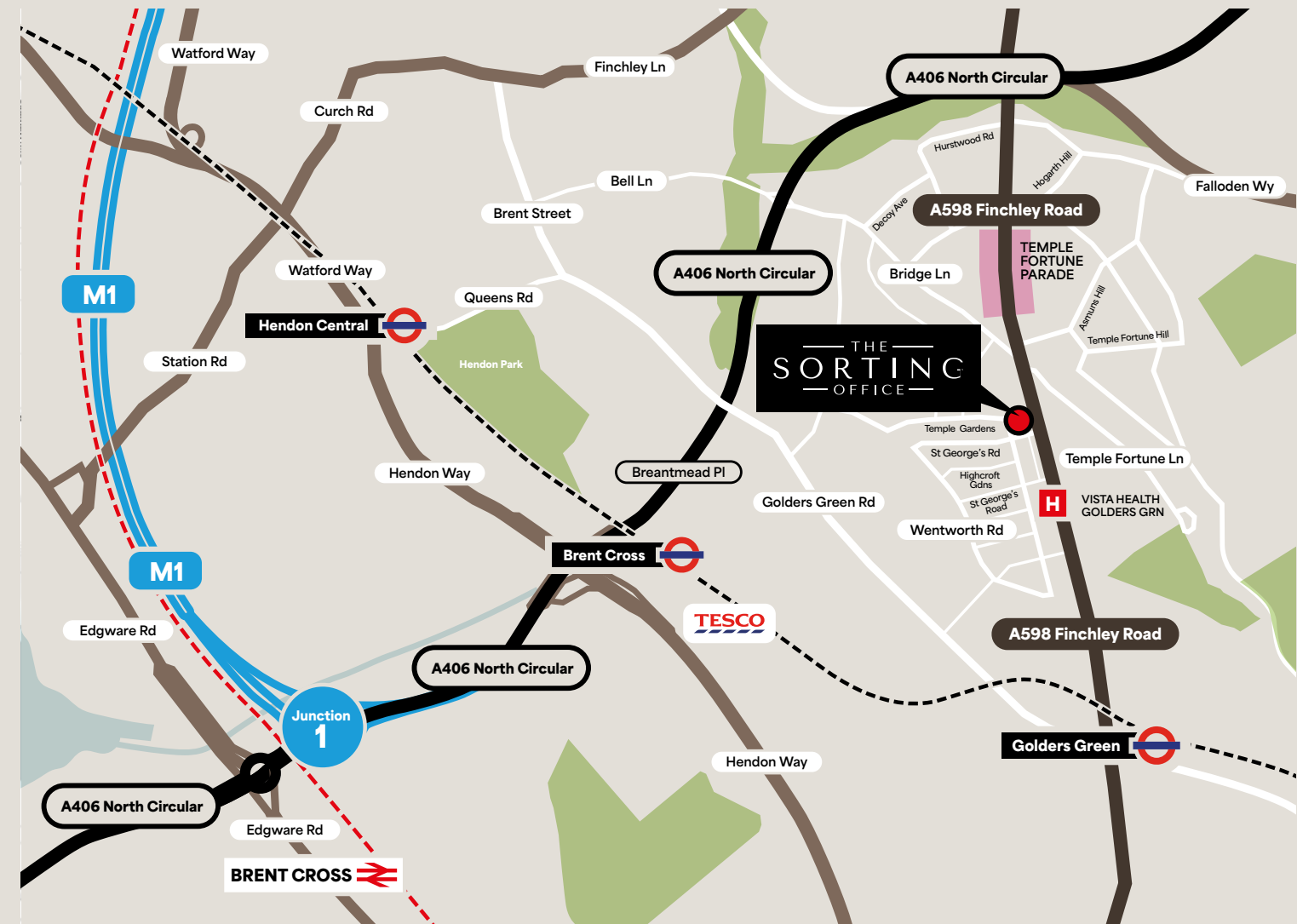
LOCATION

Temple Fortune is an affluent area in the London Borough of Barnet to the north of Golders Green.

The area benefits from excellent road communications being adjacent to the A598 (Finchley Road) which connects Golders Green to the south and Finchley to the north.

Golders Green Underground Station to the south is situated approximately 0.6 miles from the property whilst Brent Cross Underground Station is 0.7 miles west, both of which provide Northern Line Services into Central London.

The property is situated on the north side of St George's Road between its junctions with Temple Gardens and Portsdown Mews.



DESCRIPTION

The property offers attractive, contemporary office accommodation arranged over the first and second floors, providing a versatile working environment suitable for a wide range of occupiers.

The accommodation benefits from a flexible mix of open-plan and private office space, generous ceiling heights and excellent natural light, creating an efficient and professional workspace.



SPECIFICATION



Male and Female WCs



Shower on each floor



Kitchenette



Intruder alarm



Fob access



Intercom system



Electric sub-meter



IT cabinet for internet
connection



CCTV to common areas



Additional floor boxes
with electrical sockets
and data points, with
flexible positioning for
new offices

TERMS

The offices are available as a whole or on an office-by office basis on a new full repairing and insuring lease(s) for a term to be agreed by negotiation.

RENT

TBC.

SERVICE CHARGE

TBC.

EPC

The building has an Energy Performance Rating of A.



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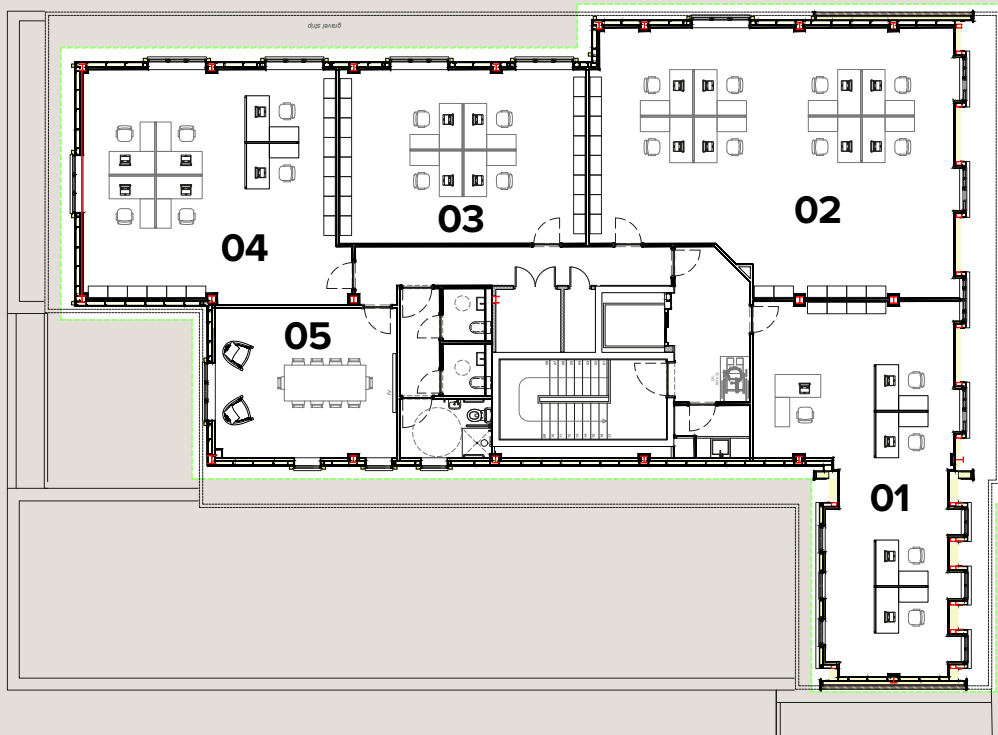
FIRST FLOOR: 3,418.06 sq ft (317.55 sq m)



	SQ M	SQ FT
FIRST FLOOR		
Offices 01 -03	107.40	1,156.06
Office 04	56.53	608.54
Office 05	97	1,044.17
Office 06	42.51	457.58
Office 07	14.09	151.71
TOTAL	317.55	3,418.06



SECOND FLOOR: 2,727.17 sq ft (253.37 sq m)



SECOND FLOOR		
Office 01	48.42	521.14
Office 02	85.96	925.23
Office 03	39.63	426.53
Office 04	54.14	582.78
Office 05	25.22	271.49
TOTAL	253.37	2,727.17

Total Approximate
Net Internal Area
6,145.23 sq ft (570.92 sq m)





VIEWING

By appointment with Sole Agents

LANDSWOOD

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