

est 1979

 Jeremy
Leaf & Co.



Ballards Lane, Finchley, London, N12

£65,000 Per Annum

- 0.6 miles from West Finchley Northern Line Underground station
- Off street parking for multiple cars
- Class E usage
- Approx. 209 sq. m / 2250 sq. ft
- New FRI lease

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

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Ballards Lane, Finchley, London, N12 8NR

A class E ground and first floor self-contained commercial unit (currently undergoing refurbishment) of approx. 209 sq. m / 2250 sq. ft with it's own entrance and off street parking available for rent on a new FRI lease.

We are informed by the landlords, prospective tenants will have the option of renting the property in an open plan arrangement or divided into six rooms.

The property is prominently located on the corner of Ballards Lane and Alexandra Grove, adjacent to Waitrose Supermarket, approximately 0.6 miles from West Finchley Northern Line Underground station. Multiple bus routes (13, 125, 221, 460) are situated within 150 metres of the property whereas the North Circular Road is about 1 mile away with links to the M1 and M25.

Multiple cafes, restaurants, leisure and shopping facilities are located at North Finchley (Tally Ho Corner) approximately 0.2 miles away including the Aldi, The Arts Depot and PureGym.

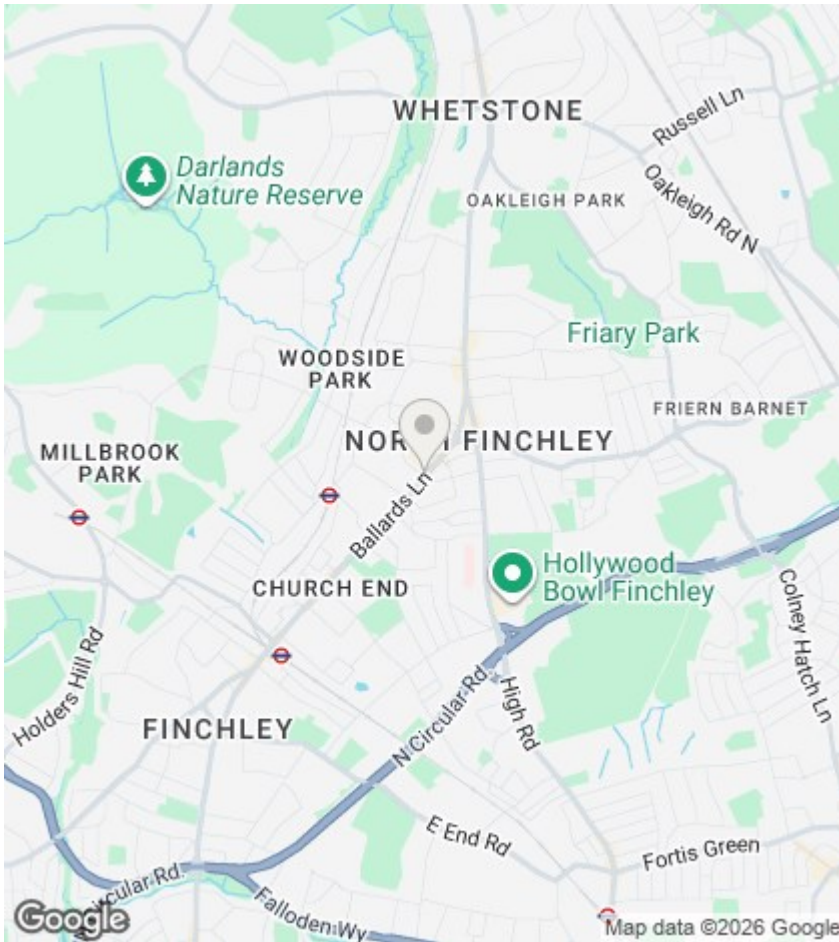
Terms are as follows:

- Rent: £65,000 per annum



Council Tax Band:





Directions

Viewings

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

EPC Rating:

D

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

