



DAY AND BELL

TO LET

Office Unit Available

Unit C, 898 High Road, London, N12 9RH

CONTACT

Anthony Di Maio

020 8016 9954 | anthonydimaio@dayandbell.co.uk

Tim Bell

020 8016 9942 | tim.bell@dayandbell.co.uk



- 135 sq m (1,461 sq ft)
- A1, A2, A3, B1, D1 and D2 Use STP
- Full Repairing & Insuring lease available at £36,500 pa



TO LET

Office Unit Available

Unit C, 898 High Road, London, N12 9RH

CONTACT

Anthony Di Maio

020 8016 9954 | anthonydimaio@dayandbell.co.uk

Tim Bell

020 8016 9942 | tim.bell@dayandbell.co.uk

DAY AND BELL

Location

Situated on the east side of North Finchley High Road, the property is located to the northern end of the town centre. Finchley provides a range of commercial and leisure services to businesses and staff. The property is less than a mile from Woodside Park (Northern Line) Station and a number of bus routes pass by. The area has links to Central London, the A406 (North Circular Road), A1 and M1 motorway.

Services

Mains water and electricity are believed to be connected to the subject property. There is air conditioning, a suspended ceiling with integral LED panels, full carpeting, a small kitchenette and double glazed windows. Includes male and female W/C's.

NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.

Accommodation

AREA	SQ M	SQ FT
Sales	135.71	1461

Tenure

The property is available on a new full repairing and insuring lease for a term of years to be agreed. The proposed rental is £36,500 per annum, subject to five-yearly rent reviews.





TO LET

Office Unit Available

Unit C, 898 High Road, London, N12 9RH

CONTACT

Anthony Di Maio

020 8016 9954 | anthonydimaio@dayandbell.co.uk

Tim Bell

020 8016 9942 | tim.bell@dayandbell.co.uk

DAY AND BELL

Business Rates

Rateable value is £29,000.

Use

Applicants should make their own enquiries in relation to the validity of planning consent for their particular use.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction. This property is VAT elected.

Legal Costs

The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

EPC

The Energy Performance Asset Rating is E



www.dayandbell.co.uk

Day and Bell for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: i) These particulars do not constitute any part of an offer or contract. ii) None of the statements contained in these particulars as to the property(ies) are to be relied on as statement or representation of fact. iii) Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) The vendor(s) or lessor(s) do not give Day and Bell nor any person in their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
Day and Bell (Surveyors) Limited • Registered in England No. 5927830 • Registered Office 705 High Road, London N12 0BU.