



GILMARTIN LEY

# Freehold Office Building with Planning Permission for Additional Storey - London N12

**995 High Road,  
North Finchley,  
LONDON, N12 8PW**



## Area

Net Internal Area: 797 sq.m. (8,574 sq.ft.)

## Price

Price on Application



## Property Description

The property comprises a three storey 1980s detached office building with ground floor banking hall and secure gated rear car park.

The floor plates are rectangular shaped in plan and while currently partitioned are capable of delivering open plan space.

The banking hall and offices have separate entrances.

The premises are fitted out to a reasonable specification with a combination of marble tiled & carpeted flooring, suspended ceilings with inset luminaires and air conditioning. A single passenger lift operates over ground, first and second floor levels.

## PLANNING HISTORY AND PLANNING PERMISSION FOR ADDITIONAL FLOOR

3rd January 1996

Planning permission was granted (ref. N02738H) for a change of use of part of ground floor from class B1 to banking hall (A2).

11th September 1996

Planning permission was granted (ref. N02738J) for a side extension and an additional level of offices to be constructed providing the same amount of space as the existing second floor i.e. c. 265 sq m (2,850 sq ft) net area, increasing the size of the building by a third. As the side extension has been completed, and as Barnet Council have confirmed, 'the development has commenced and the permission has begun, allowing the fourth-storey to be implemented at any time'.

13th January 2004

A further planning permission was granted (ref. C02738N/03) for 'elevational changes to new fourth-storey floor to provide additional office floorspace pursuant to planning ref. C02738J granted 11.09.96'. The planning officer's report for this application confirms the 1996 permission for the extra storey can be implemented at any time.

<https://www.gilmartinley.co.uk/properties/for-sale/development/north-finchley/london/n12/24399>

*Our ref:* 24399

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## Key considerations

- > Sealed bids requested by 5pm 11th November 2015
- > Planning permission to construct an additional storey of office accommodation
- > Freehold for sale with vacant possession
- > Site area 0.23 acres
- > Existing Net Internal Area of 797 square metres (8,574 square feet)
- > Generous car parking provision (circa 30 spaces)
- > Development potential for alternative planning uses (including residential)
- > 10 minutes walk to Woodside Park London Underground Station (Northern Line)
- > 23 minutes journey time from Woodside Park Station (Northern Line) to Kings Cross Station
- > Affluent North London Location
- > North Middlesex Golf Club circa 0.75 km (0.46 miles)
- > David Lloyd Finchley and Vue Cinema only 2.4 km (1.5 miles)



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## Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Site Area	931.19	10,023	
Ground Floor Net Internal Area	270.48	2,911	
First Floor Net Internal Area	260.59	2,804	
Second Floor Net Internal Area	265.54	2,858	

## Property Location

The subject property is located on the west side of the High Road (A1000) on the north corner of Woodside Grove close to the northern boundary of North Finchley, an affluent residential location bordering Whetstone. The High Road is a main commuter traffic route which extends between Tally Ho Corner to the south and Whetstone & High Barnet to the north.

Finchley and Whetstone are highly desirable places to live and the location provides an abundance of leisure, shopping, entertainment, bars and restaurants.

A short distance to the south Berkeley Homes are in the advanced stages of developing 'Imperial Square' a gated residential development comprising one, two & three bedroom apartments and three & four bedroom houses.

The area is well served for transport communications with Totteridge & Whetstone and Woodside Park London Underground Stations (Northern Line) are approximately 0.75 and 1.0 km (0.45 and 0.55 miles) to the north and south respectively. The High Road is a major bus route along which there are numerous services running at frequent intervals and there is easy access to main road communications including the North Circular Road (A406), M1 motorway, A1 and A41.

**2017 Rateable Value** £111000.00

**Estimated Rates Payable** £54723 per annum

**Service Charge p.a.** N/A

**Terms** Freehold for sale with vacant possession

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Barnet

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/24399>  
Environmental - revised  
Barnet Pollution Response  
Bid requirements  
General contract for sale  
Replies to CPSE1  
Transfer  
Suggested indemnity policy as per clause 17 of the contract  
LLC1 and Con29  
Environmental  
Drainage and water search  
Chancel policy  
Chancel check  
Title Document (Plan)

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Title Document (Register)  
Utilities and business rates bills  
Energy Performance Certificate  
Planning officer report confirming the additional storey can be constructed at any time  
1996 planning decision notice and associated drawings  
Asbestos Report  
Floor Plans & Front Elevation

**Last Updated:** 18 Aug 2021

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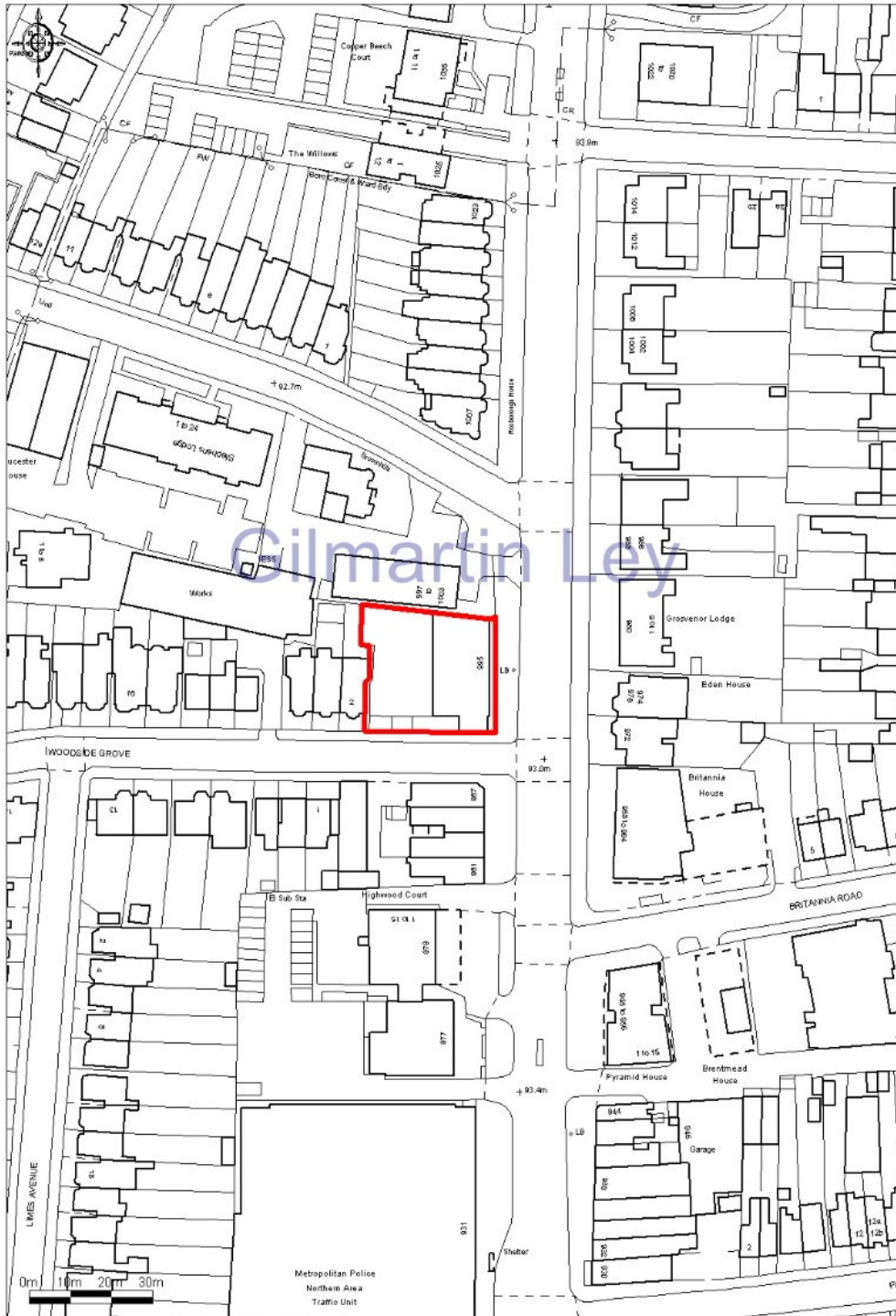
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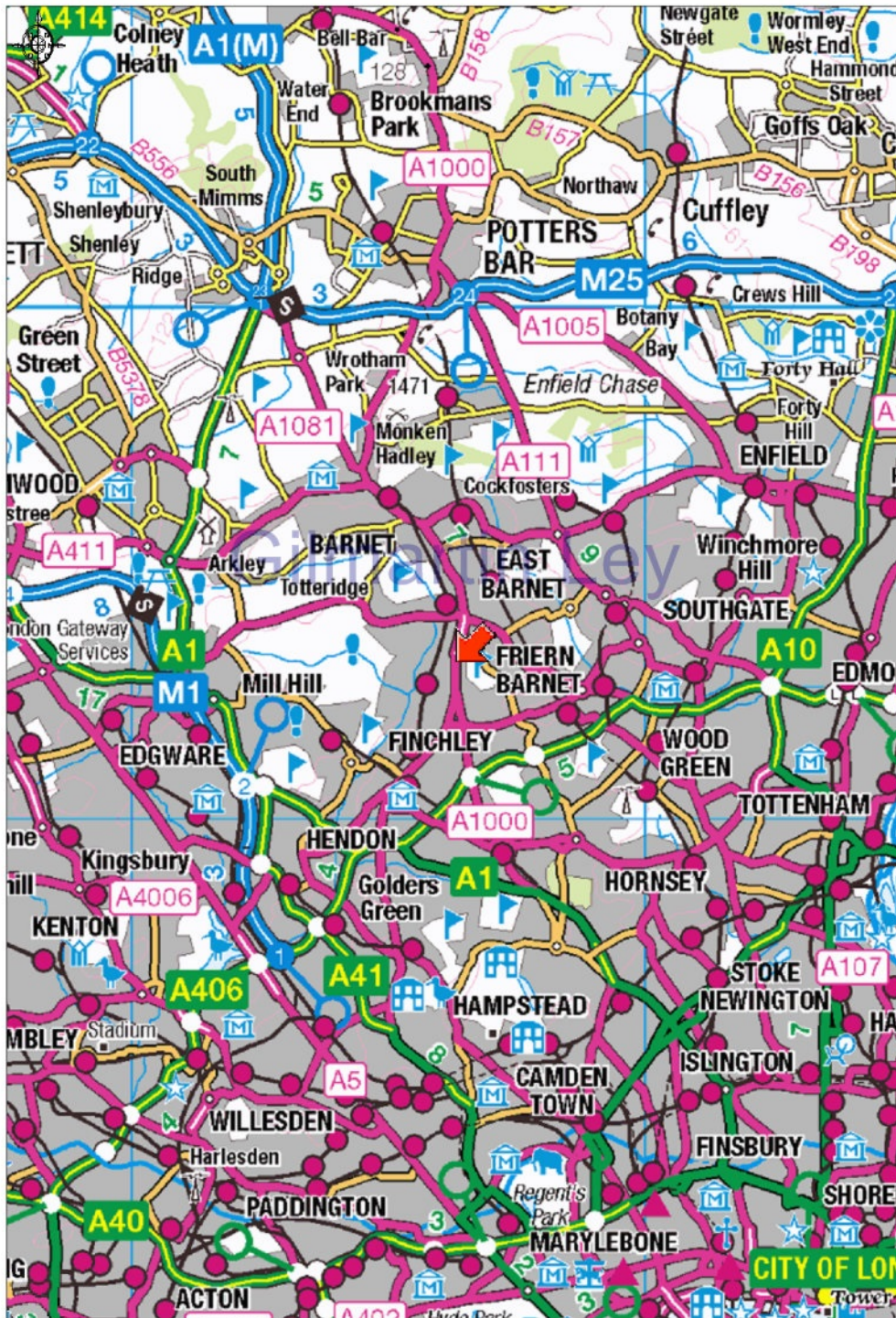
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