



Offices to Let - Finchley Central N3

177-1,370 square feet available on new sublease/licences

GILMARTIN LEY

**Part First Floor Unitec House
2 Albert Place, Finchley
Road,**

LONDON, N3 1QB



Area

Net Internal Area: 16 sq.m. (176 sq.ft.) to
127 sq.m. (1,370 sq.ft.)

Rent

Rent on application

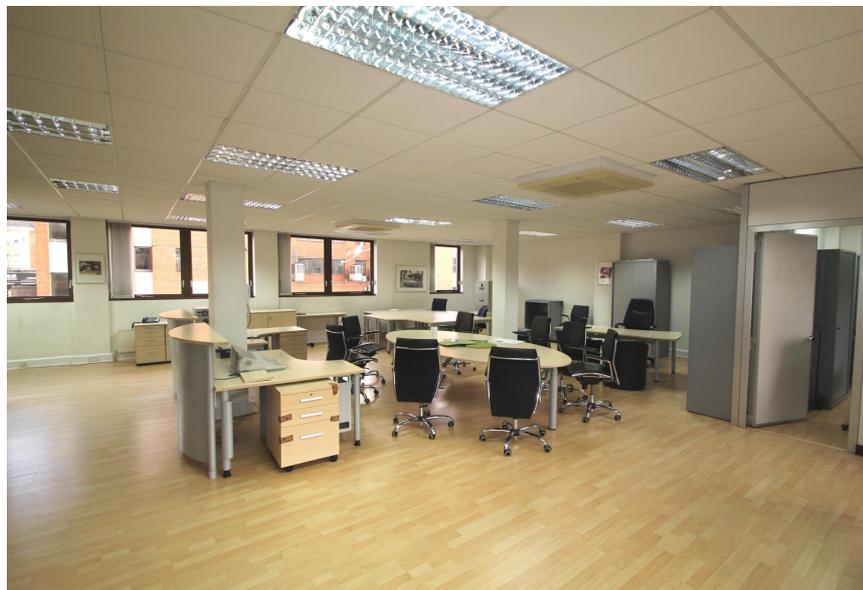
Property Description

The property comprises of self contained, part first floor offices, consisting of a predominantly open-plan offices, a single partitioned office and modern kitchen facilities.

The offices are in good & modern decorative order, benefitting from air conditioning, suspended ceilings, recessed lighting, 8 person passenger lift, gas central heating and double glazing. Externally, there is provision for 3 x car parking spaces within the secure undercroft parking area.

The part first floor offices are available as currently configured or alternatively, our client may give consideration to lettings on all-inclusive licences on smaller parts of the offices (areas defined as Options 1-3 within the accommodation schedule).

- > Finchley Central London Underground Station (Northern Line) less than 200 metres
- > Affluent North London Location
- > Secure parking for 3 cars
- > Good / modern decorative order
- > Air conditioned
- > 8 person passenger lift
- > Available as a whole on a new fully repairing and insuring sublease for circa 5 years
- > Available on all-inclusive licences in respect of each of the following space options:
 - > Option 1 - 16.41 sq.m (177 sq.ft)
 - > Option 2 - 37.53 sq.m (404 sq.ft)
 - > Option 3 - 61.8 sq.m (665 sq.ft)





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Part First Floor Offices	127.37	1,370	
Suite 1 (Option 1)	16.41	176	
Suite 2 (Option 2)	37.53	403	
Suite 3 (Option 3)	61.80	665	

Property Location

The property is located on the north west side of Albert Place, a quiet turning off of Nether Street and Ballards Lane, via Popes Drive, just north of the intersection between Ballards Lane, Nether Street and Regents Park Road.

Finchley Central is a desirable place to live & work and the location provides an abundance of leisure, shopping, entertainment, pubs and bars. Occupiers in the immediate vicinity include; Barclays, HSBC, Costa Coffee, Tesco, Dreams and Greggs, as well as many independently run shops, cafes and restaurants.

Finchley Central Underground Station (Northern Line) is less than 200m South East of the property. This provides frequent southbound services to Bank Station with a travel time 27 minutes and Charing Cross Station with a travel time 23 minutes. There are regular northbound services to High Barnet Station with a travel time 10 minutes and Mill Hill East Station with a travel time 3 minutes. Ballards Lane is a major bus route along which there are numerous services running at frequent intervals. There is easy access to main road communications including the North Circular Road (A406), M1 motorway, A1 and A41.

2015 Rateable Value £23651.00

Estimated Rates Payable £10240 per annum

Service Charge p.a. TBC

Premium N/A

Terms Available on a new fully repairing and insuring sublease of up to circa 5 years, excluding the security of tenure provisions afforded by the Landlord & Tenant Act 1954.
or
Available on all-inclusive licences of the whole or smaller part(s).

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/25599>
Indicative Floor Plan Showing Prospective All Inclusive Office Suites
Floor Plan
Energy performance certificate

Last Updated: 06 Sep 2017

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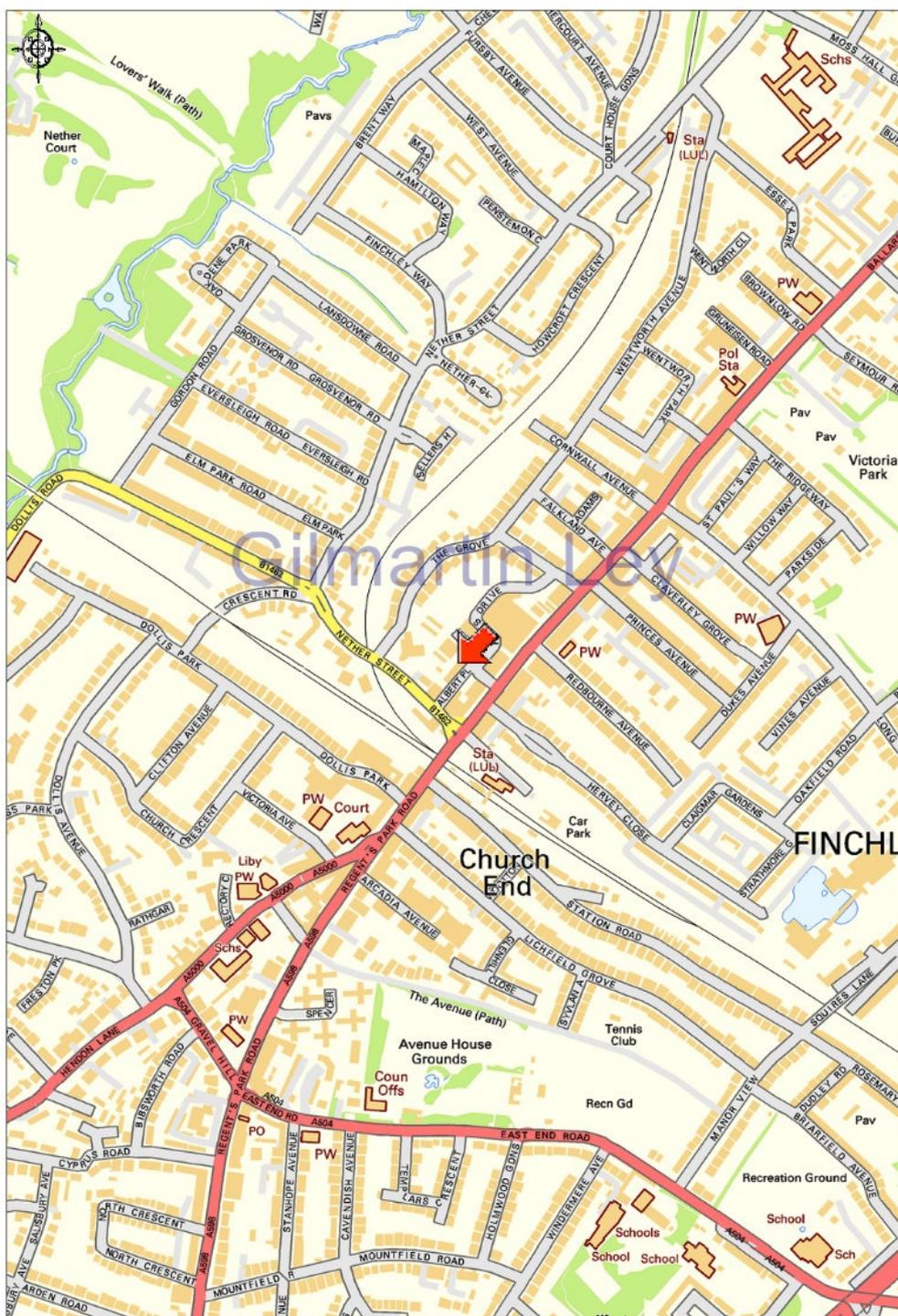


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Our ref: 25599

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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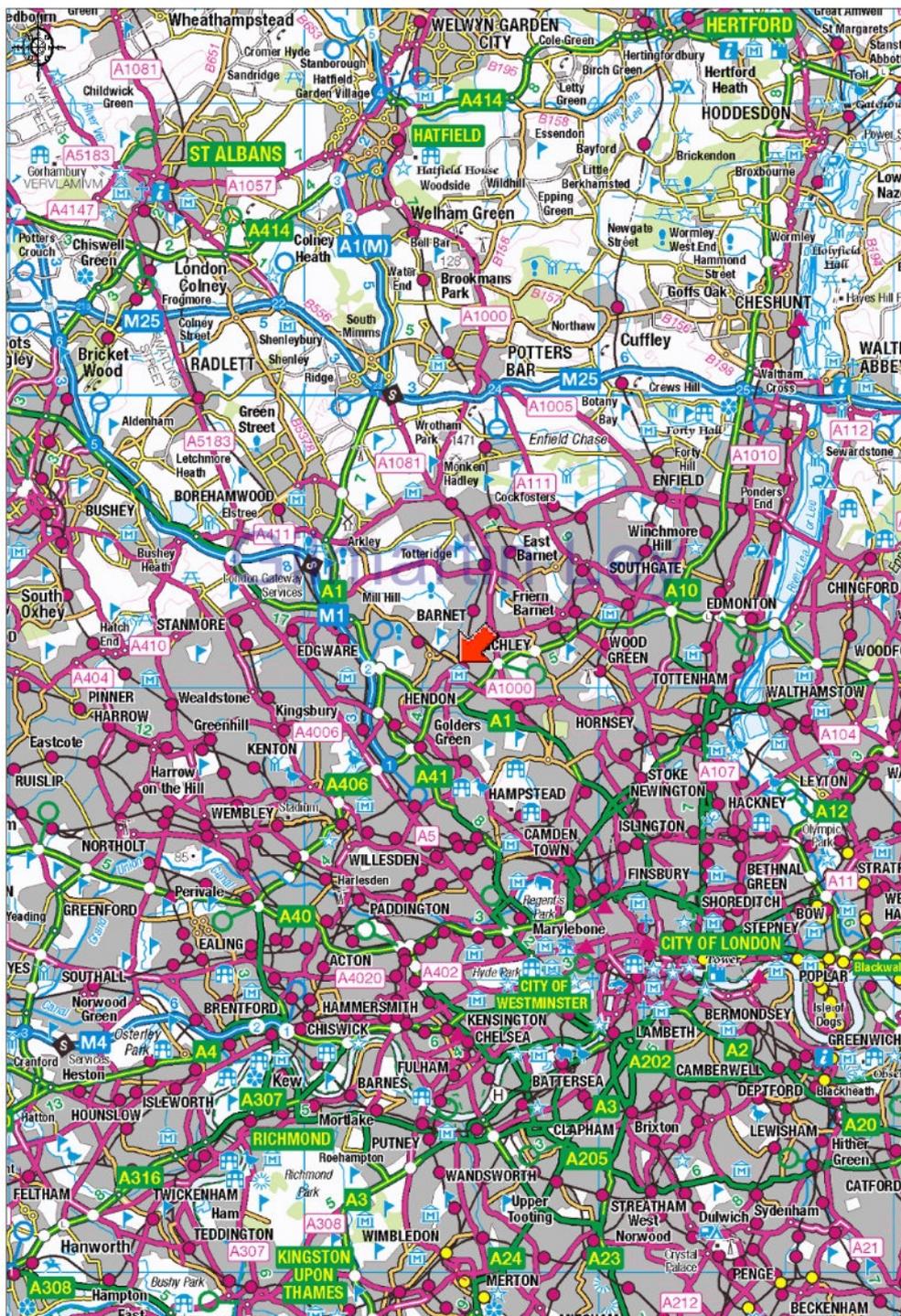


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