



GILMARTIN LEY

Period Style Offices To Let - Cockfosters EN4

New all inclusive lease available on flexible terms

Ground Floor Suites 1 and 2 Woodgate House 2-8 Games Road, Cockfosters, BARNET, EN4 9HN



Area

Net Internal Area: 108 sq.m. (1,160 sq.ft.)

Rent

£36,500 per annum (approx.
£3,042 monthly) subject to
contract

Property Description

The offices comprises of the whole of the ground floor level of a three storey Georgian style office building.

The accommodation is currently arranged as two separate self contained office suites:

Units 1 & 2 comprises two intercommunicating office rooms.

Unit 3 is an open planned office, with a glass partitioned meeting room.

The accommodation is finished to a good standard including; air conditioning, gas central heating and use of communal kitchen & toilet facilities. There are 3 demised car parking spaces within the private car park.

- > New all inclusive lease available
- > Affluent north London location
- > Tranquil & picturesque setting
- > Air Conditioning
- > Kitchen & W.C facilities
- > 3 car parking spaces
- > Excellent road and public transport communications
- > Cockfosters London Underground Station (Piccadilly Line) less than 0.5 kilometres (0.3 miles)
- > Junction 24 M25 3.5 kilometres (2.2 miles)





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Units 1 & 2	50.27	541	
Unit 3	57.58	619	

Property Location

The property is located in the affluent north London suburb of Cockfosters just south of Hadley Wood and west of Trent Park.

Situated at the eastern end of Games Road, close to the intersection with Chalk Lane, which is a turning off the A111 Cockfosters Road.

The location benefits from excellent road and rail transport communications.

Cockfosters London Underground Station (Piccadilly Line) is less than 0.5 kilometres (0.3 miles) to the south east, providing services into King's Cross & St Pancras International Station, with a journey time of 26 minutes.

Junction 24 of the M25 is circa 3.5 kilometres (2.2 miles) to the north of the property.

2017 Rateable Value £17500.00

Estimated Rates Payable £7455 per annum

Service Charge p.a. The property will be let on an all inclusive basis, with the rent to cover; rates, buildings insurance, heating, electricity and cleaning & maintenance of common areas also.

Premium n/a

Terms New all-inclusive lease on terms to be negotiated.

Our client may consider proposals for lettings of Units 1 & 2 combined and Unit 3 separately but there is a preference for a letting of the three units combined.

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/26060>

Parking plan

Floor plans

Last Updated: 13 Feb 2018

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Our ref: 26060

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

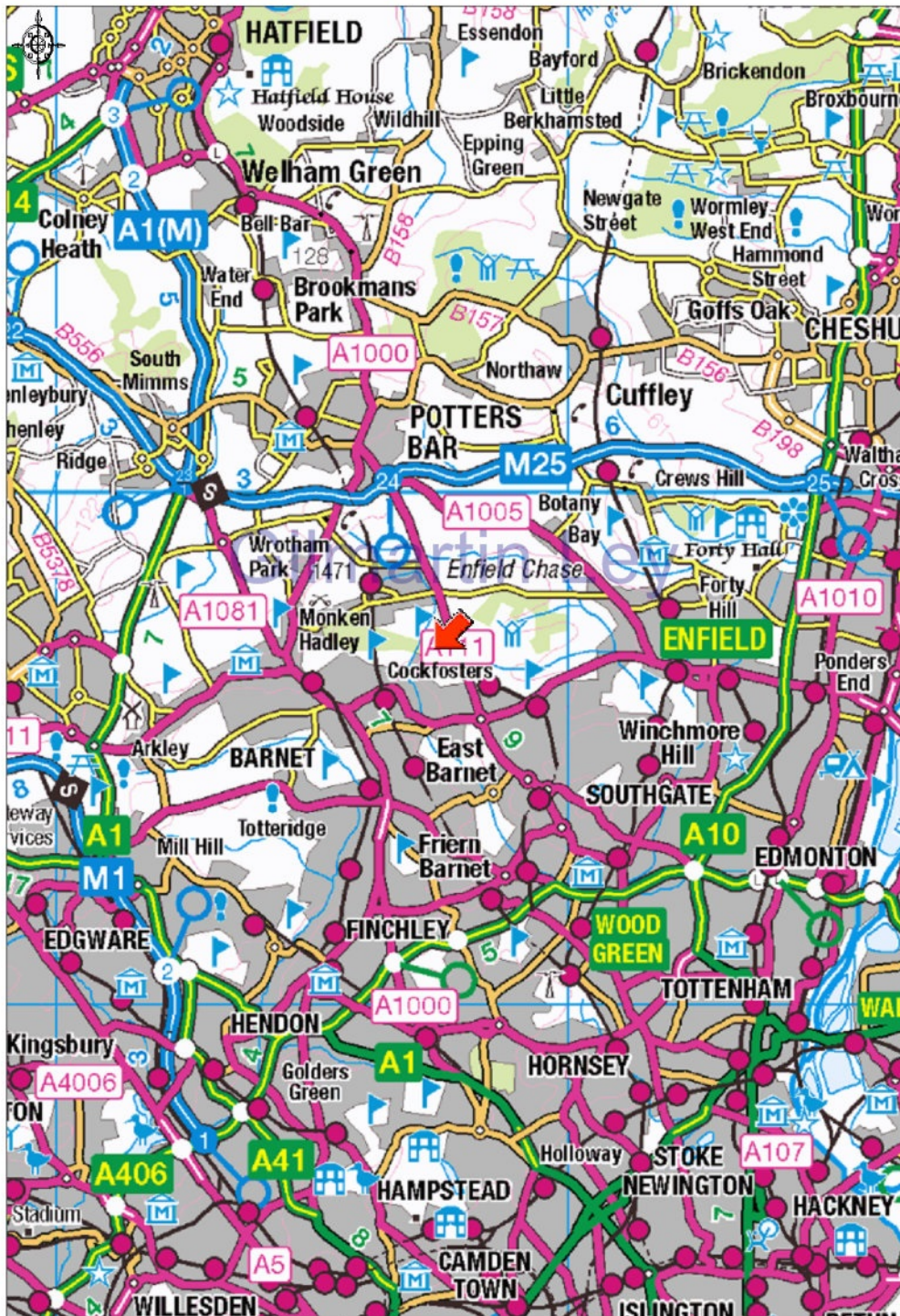


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