



GILMARTIN LEY

Period Style Offices To Let - Cockfosters EN4

Assignment of existing 5 year lease, expiring December 2021

Second Floor Woodgate House 2-8 Games Road, Cockfosters, Barnet, EN4 9HN



Area

Net Internal Area: 107 sq.m. (1,153 sq.ft.)

Rent

£22,400 per annum (approx.
£1,867 monthly) subject to
contract

Property Description

The office comprises the second floor level of a 1980's three storey Georgian style office building.

The accommodation is currently arranged as a mix of larger open plan office suites and private office rooms. The offices also benefit from a modern reception and waiting area and board room.

The subject space has been recently refurbished to a high standard and benefits from; air conditioning, gas central heating, private kitchen and use of communal WC facilities. There are 3 demised car parking spaces within the private car park.

- > Newly refurbished office accommodation
- > Assignment of 5 year lease commencing 3rd November 2016.
- > Tenant only break clause at the end of the third year of the Term on 6 months notice
- > 3 private car parking spaces
- > Affluent North London location
- > Tranquil & picturesque setting
- > Excellent road and public transport communications
- > Cockfosters London Underground Station (Piccadilly Line) is less than 0.5 kilometres (0.3 miles) south east.
- > Junction 24 M25 is circa 3.5 kilometres (2.2 miles) north.





GILMARTIN LEY

Period Style Offices To Let - Cockfosters EN4

Assignment of existing 5 year lease, expiring December 2021

Accommodation	Area sq.m.	Area sq.ft.	Comments
5 x Office Rooms	77.01	828	
Boardroom	11.65	125	
Reception Area	14.19	152	
Kitchen	4.34	46	

Property Location

The property is located in the affluent north London suburb of Cockfosters just south of Hadley Wood and west of Trent Park, which is situated at the eastern end of Games Road, close to the intersection with Chalk Lane, a turning off the A111 Cockfosters Road. Cockfosters Road occupies a host of cafes, restaurants, banks, pubs and independent retailers.

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 £16000.00

Estimated Rates Payable £6816 per annum

Service Charge p.a. Estimated to be £4,061.44 for 2017 calculated as 16.7% of expenditure items relating to the property - details available to download from the GilmartinLey website.

Premium N/A

Terms Assignment of a 5 year commencing 3rd November 2016 with a Tenant only break option on the expiration of the third year of the Term

There are rent increases throughout the term of the lease on the following basis:

From 3rd November 2017 to and including the 2nd November 2018 - £23,680.

From 3rd November 2018 to and including the 2nd November 2019 - £26,880.

N.B. There is also provision for an RPI or CPI indexed uplift in the rent on 3rd November 2019. A copy of the lease is available to download from the Gilmartin Ley website.

Legal Fees: Both parties' legal fees borne by incoming tenant

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/26101>
Lease
Energy Performance Certificate
Service Charge Details

Last Updated: 26 Jan 2018

<http://www.gilmartinley.co.uk/properties/to-rent/offices-b1/cockfosters/barnet/en4/26101>

Our ref: 26101



GILMARTIN LEY

Period Style Offices To Let - Cockfosters EN4

Assignment of existing 5 year lease, expiring December 2021

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.

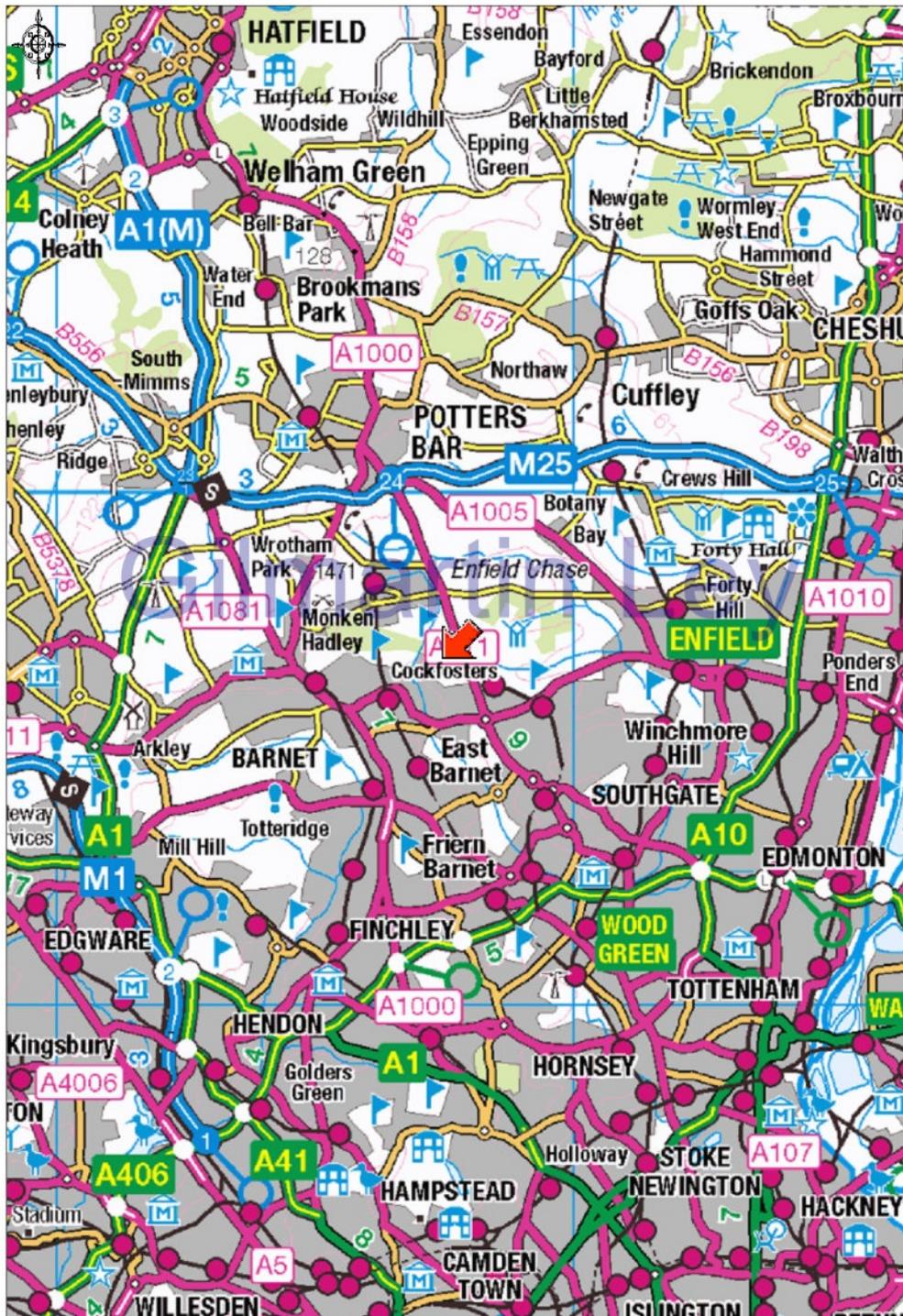


GILMARTIN LEY

Period Style Offices To Let - Cockfosters EN4

Assignment of existing 5 year lease, expiring December 2021

Second Floor Floor Woodgate House 2-8 Games Road BARNET EN4 9HN



<http://www.gilmartinley.co.uk/properties/to-rent/offices-b1/cockfosters/barnet/en4/26101>

Our ref: 26101

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

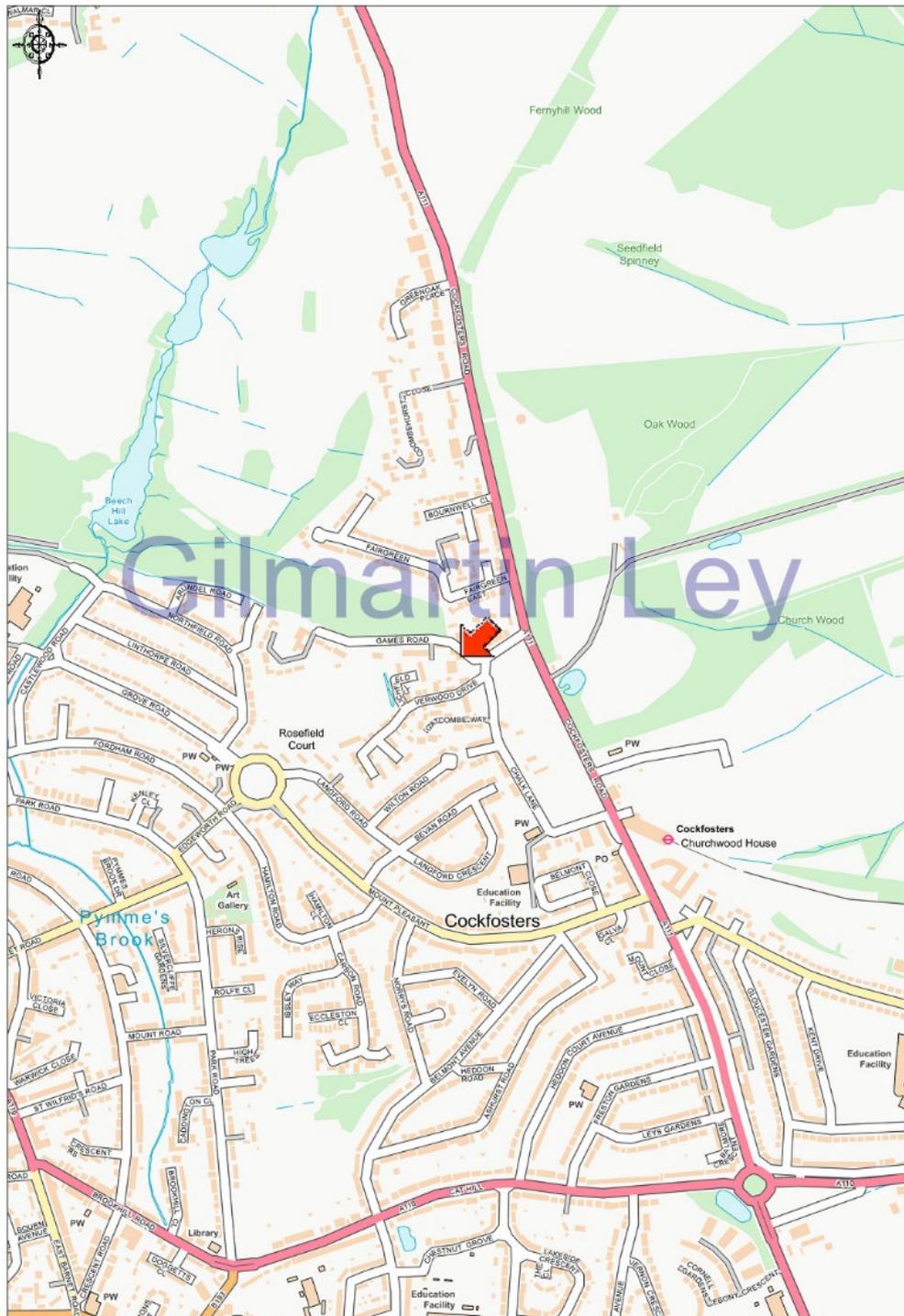


GILMARTIN LEY

Period Style Offices To Let - Cockfosters EN4

Assignment of existing 5 year lease, expiring December 2021

Second Floor Woodgate House 2-8 Games Road BARNET EN4 9HN



Promap Map © Crown Copyright 2017. All rights reserved. Licence number 100019421. Promap Ltd. 11 02000

<http://www.gilmartinley.co.uk/properties/to-rent/offices-b1/cockfosters/barnet/en4/26101>

Our ref: 26101

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



GILMARTIN LEY

Period Style Offices To Let - Cockfosters EN4

Assignment of existing 5 year lease, expiring December 2021





GILMARTIN LEY

Period Style Offices To Let - Cockfosters EN4

Assignment of existing 5 year lease, expiring December 2021





GILMARTIN LEY

Period Style Offices To Let - Cockfosters EN4

Assignment of existing 5 year lease, expiring December 2021

