



Refurbished Office Suite To Let - Cockfosters EN4

New lease available on flexible terms

GILMARTIN LEY

**Ground Floor Woodgate
2 - 8 Games Road,
Cockfosters,
BARNET, EN4 9HN**



Area

Net Internal Area: 91 sq.m. (981 sq.ft.)

Rent

Guide rent £16,000 per annum (approx. £1,333 monthly) subject to contract



Property Description

The offices are arranged entirely at ground floor level of a character three storey Georgian style office building.

The accommodation is arranged to provide one general open plan office area and three private offices.

- > Affluent north London location
- > Excellent road and public transport communications
- > Tranquil & picturesque setting
- > 3-4 car parking spaces
- > Kitchen & W.C facilities
- > Central heating

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	91.21	981	



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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 £17500.00

Estimated Rates Payable £8400 per annum

Service Charge p.a. Circa £4,000 pa - details available to download from the Gilmartin Ley website.

Premium n/a

Terms New fully repairing and insuring lease on terms to be negotiated.

This property is elected for VAT.

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/26216>
Energy Performance Certificate
Service Charge Details
Lease Plan

Last Updated: 07 Feb 2019

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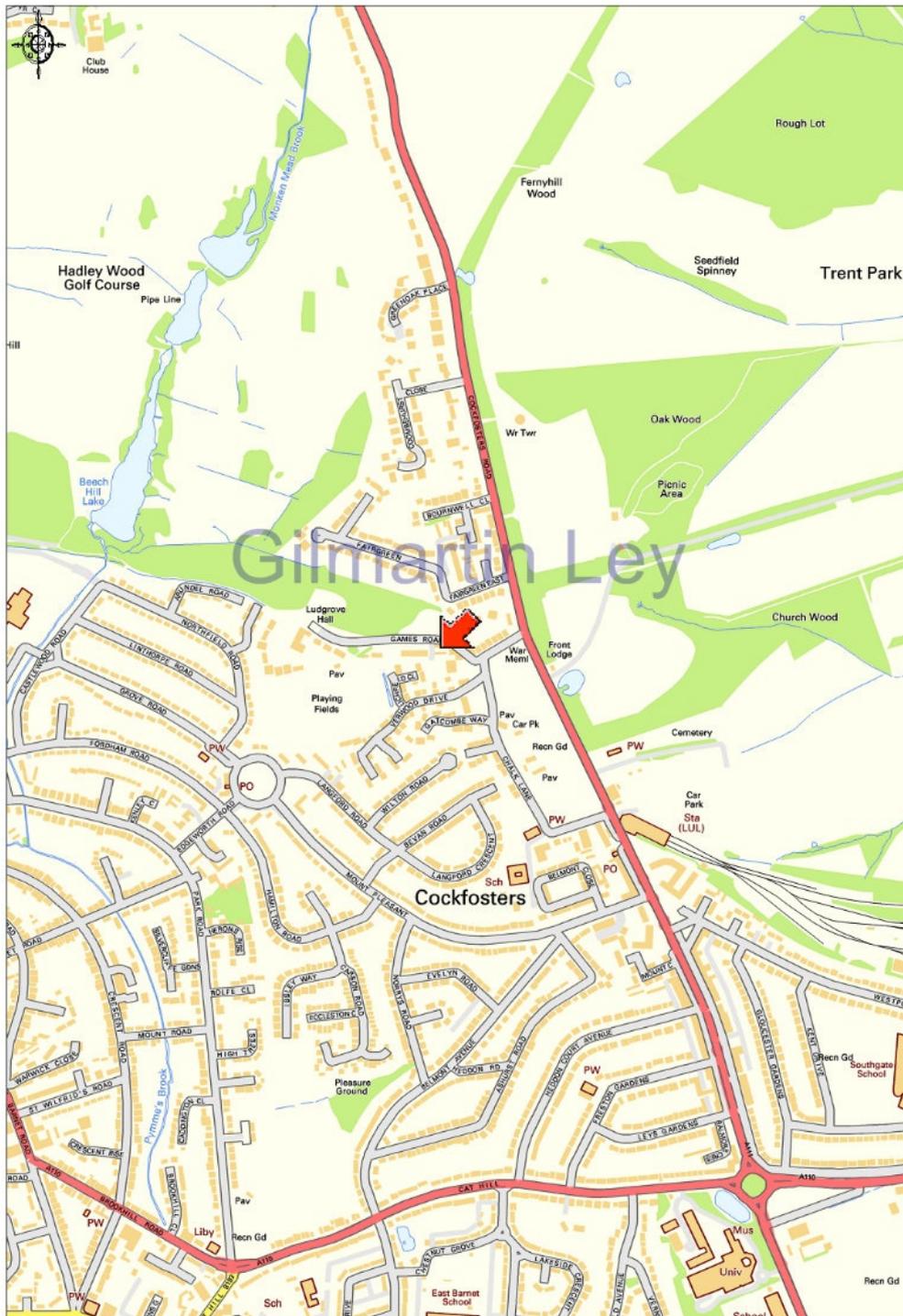


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<https://www.gilmartinley.co.uk/properties/to-rent/offices-b1/cockfosters/barnet/en4/26216>

Our ref: 26216

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

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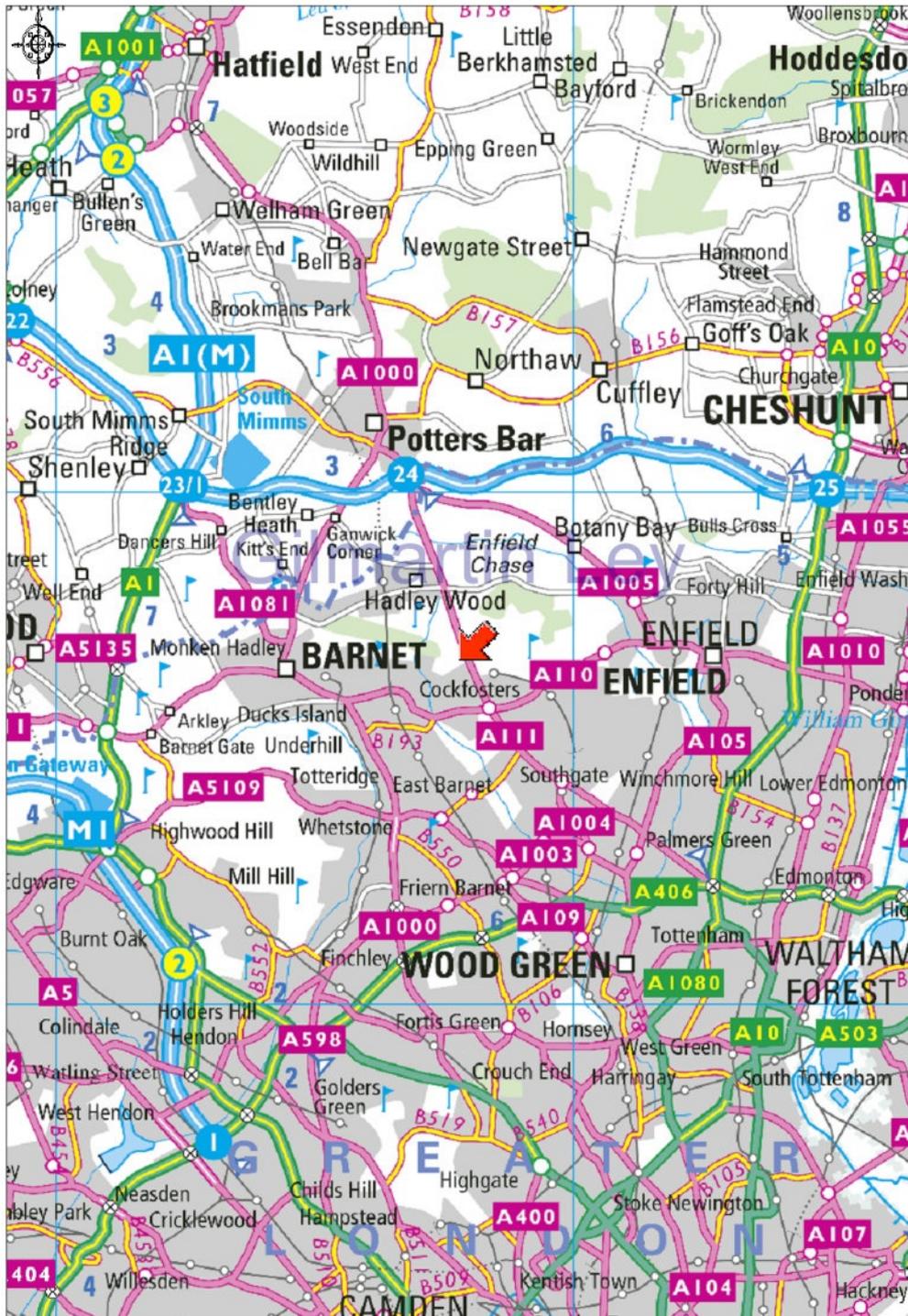


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