



GILMARTIN LEY

2nd Floor Alexander House 3 Shakespeare Road, Finchley Central, LONDON, N3 1XE



Area

Net Internal Area: 146 sq.m. (1,574 sq.ft.)

Rent

£25,000 per annum (approx.)
£2,083 monthly) subject to
contract



Property Description

The property comprises the second floor of this exceptionally well located purpose built office building in the heart of Finchley Central.

The offices have been recently redecorated and are arranged to provide a mix of open plan and sensibly partitioned private offices, with separate WC & kitchen facilities.

The property benefits from perimeter trunking, central heating and two spaces within the undercroft car park.

- > New FRI lease available
- > Only 200m from Finchley Central London Underground Station
- > Newly redecorated
- > Car parking for 2 vehicles
- > Affluent and desirable North London location

Accommodation	Area sq.m.	Area sq.ft.	Comments
Offices	146.28	1,574	



Offices To Let - Finchley Central N3

New lease available

GILMARTIN LEY

Property Location

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

Being one of the most sought-after major office locations in suburban North London, Finchley Central is targeted by many professional occupiers such as solicitors and accountants. The location also provides an abundance of leisure, shopping and entertainment facilities as well as pubs and bars. Occupiers in the immediate vicinity include; Barclays, HSBC, Costa Coffee, Sharpes, Tesco, Dreams and Greggs, as well as many independently run shops, pubs, cafes and restaurants.

The property has superb communications links with Finchley Central Underground Station (Northern Line) being 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. Additionally, 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.

2017 Rateable Value £22500.00

Estimated Rates Payable £10800 per annum

Service Charge p.a. A service charge will be levied to incorporate the cost of the building upkeep, planned preventative maintenance programmes etc, which is payable quarterly in advance. Details are available to download from our website.

Premium nil

Terms A new effectively fully repairing and insuring lease is available on flexible terms to be negotiated.

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/26596>
Energy performance certificate
Floor plan

Last Updated: 09 Aug 2019

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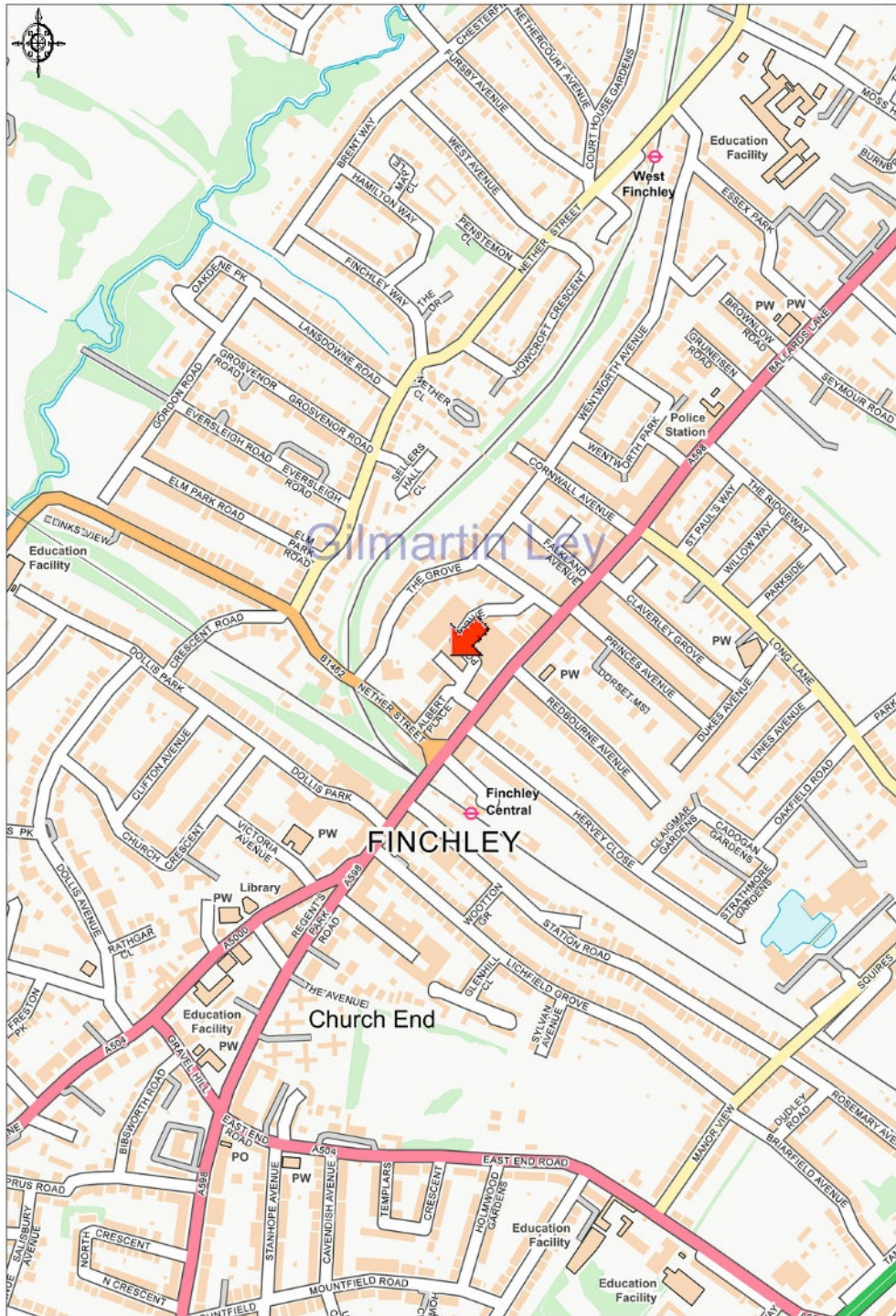


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Our ref: 26596

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

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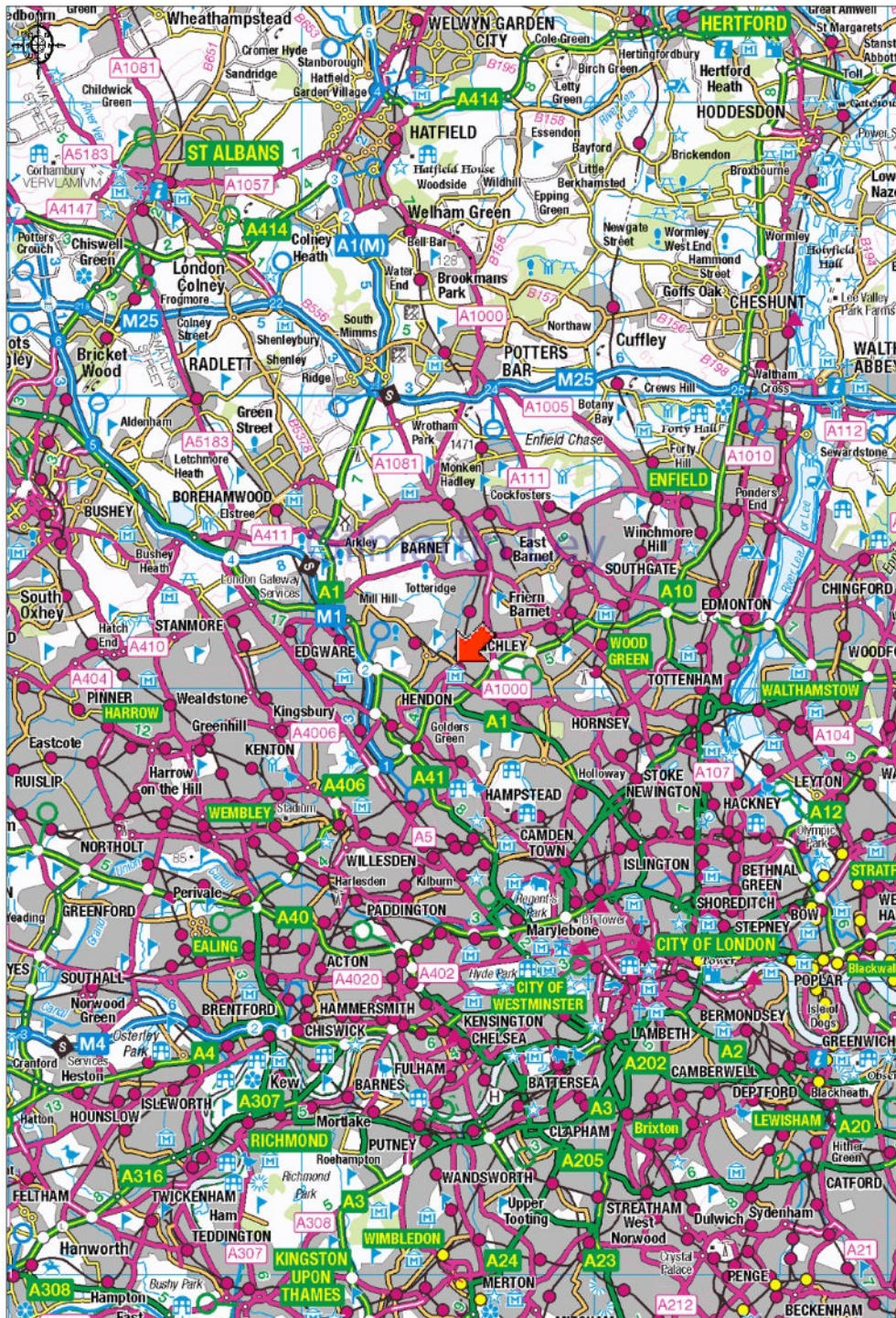


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