



# Office To Let - North Finchley N12

NIA 970 sq.ft with 3 car parking spaces

GILMARTIN LEY

**Part Second Floor Front,  
Global House  
303 Ballards Lane,  
North Finchley,  
LONDON, N12 8NP**



## Area

Net Internal Area: 90 sq.m. (970 sq.ft.)

## Rent

£19,250 per annum (approx. £1,604 monthly) subject to contract

## Property Description

The property comprises part second floor office suite within an imposing 3 storey, purpose-built office block. The lease will provide for the right to park 3 cars within the private secure car park located to the rear of the property and accessed via Dale Grove.

The office accommodation is predominantly open plan in layout, with two additional private office rooms. The space is in good condition throughout with excellent natural light, suspended ceilings, perimeter trunking and tea point, as well as benefiting from shared WC and kitchen facilities in the communal parts of the building, on the second floor.

The property also benefits from lift access and intercom door entry system.

## Key considerations:

- > New lease available
- > 3 car parking spaces
- > Popular office location
- > Excellent communications via road and rail
- > 750m to West Finchley London Underground Station (Northern Line)
- > 50m from North Finchley Bus Station





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## Accommodation

Net Internal Area: 90 sq.m. (970 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Part second floor front	90.15	970	3 parking spaces within private rear car park

## Property Location

The property is located on the west side of Ballards Lane to the north of Hutton Grove and immediately south of the Tally Ho Corner intersection with Ballards Lane, High Road (A1000) and Kingsway.

As well as being a highly desirable place to live, North Finchley and the area surrounding Tally Ho Corner is a popular, suburban office and shopping location. There are a number of purpose-built office buildings in the immediate vicinity which are occupied by a variety of businesses including many within the legal and financial sectors. The High Road (A1000), immediately to the north of the property, is a busy traditional high street with occupiers including Pure Gym, Arts Depot, Aldi, Robert Dyas, Nandos, Boots, Starbucks, Superdrug, McDonalds, amongst a wide selection of other retailers, banks, cafes and restaurants. Waitrose & Partners is located on Ballards Lane only 100m to the south.

North Finchley has excellent public transport connections, with West Finchley London Underground Station (Northern Line) within 750m of the property. This provides frequent southbound services to Bank Station with a travel time 29 minutes and Charing Cross Station with a travel time 25 minutes. There are regular northbound services to High Barnet Station with a travel time 7 minutes. North Finchley Bus Station, a major bus terminus with connections throughout Central and Greater London is only 50m to the north. There is easy access to main road communications including the North Circular Road (A406), M1 motorway, A1 and A41.

**Service Charge p.a.** £4451.81 Which is calculated as 13.42% of the services for entire building; incorporating the cost of the building upkeep, planned preventative maintenance programmes etc. Details are available to download from our website. We understand that the contribution towards rates payable for the current year is c.£10,728.50.

**Premium** n/a

**Terms** A new fully repairing and insuring lease is available on terms to be agreed.

**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:** <https://www.gilmartinley.co.uk/properties/30643>  
Floorplans  
Summary of service charge cost year to June 2021

**Last Updated:** 27 Apr 2023

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*Our ref: 30643*

Property Investment and Development Consultants  
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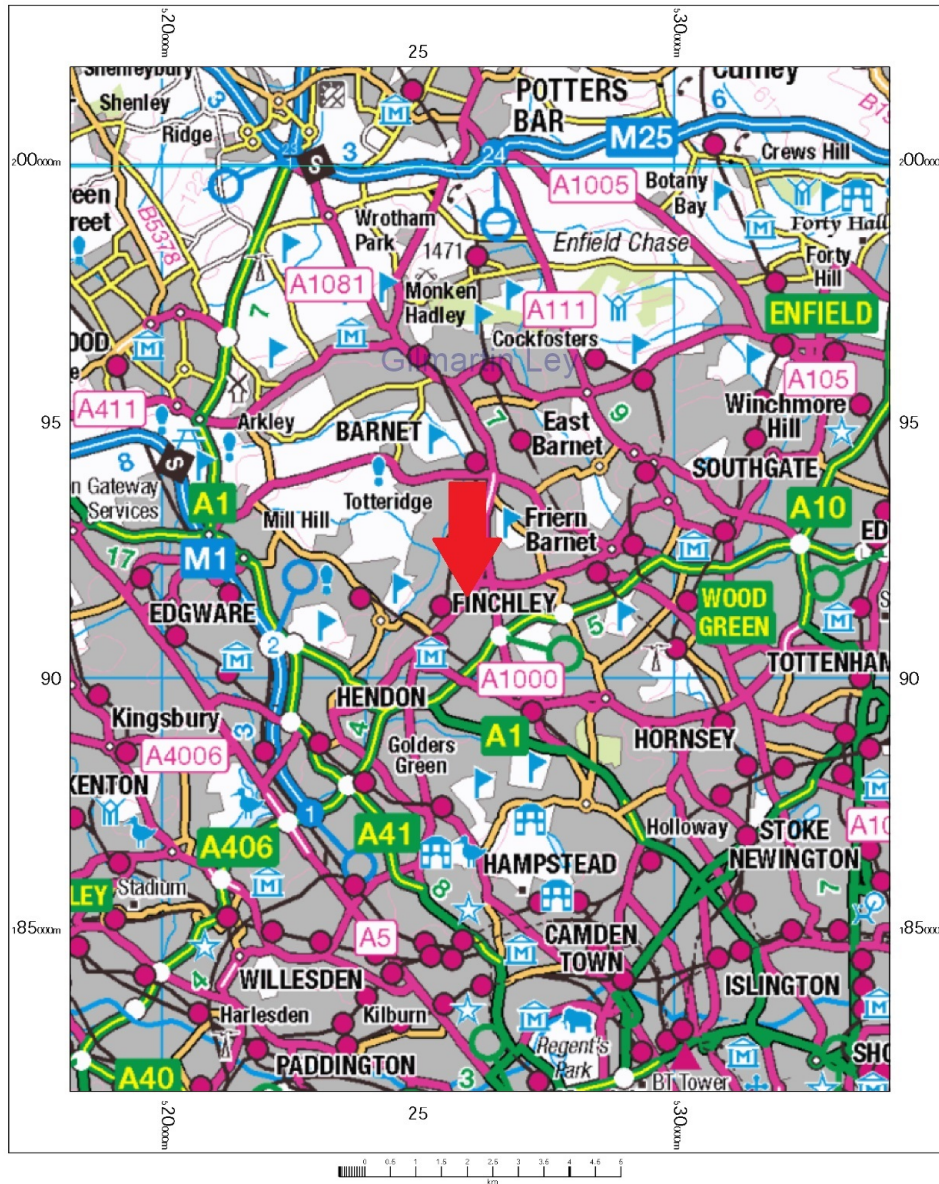


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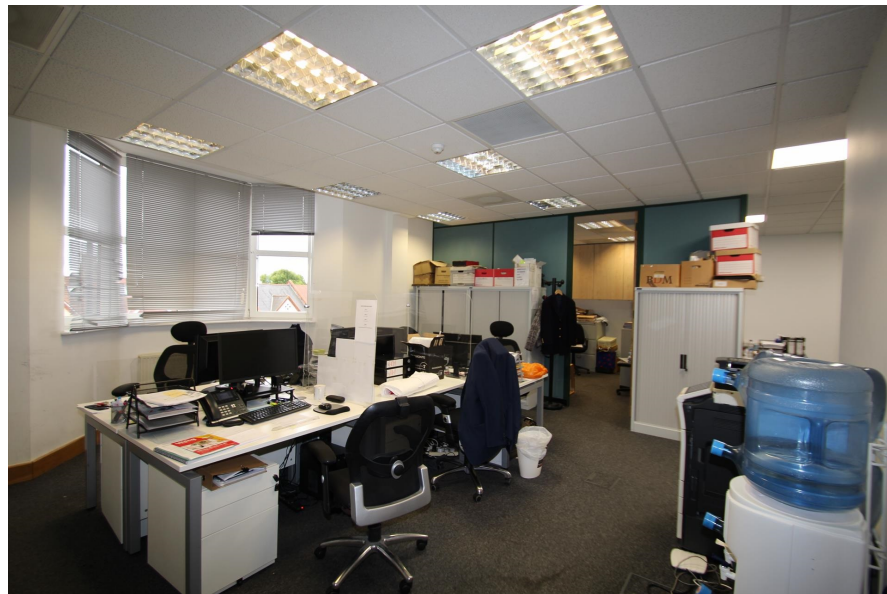
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