



Commercial Building To Let - New Barnet EN4

Suitable for a variety of uses inc. day nursery, gym STPP

GILMARTIN LEY

**122-128 Lancaster Road,
New Barnet,
HERTS, EN4 8AL**



Area

Gross Internal Area: 270 sq.m. (2,904 sq.ft.)

Rent

Guide rent £80,000 per annum (approx.
£6,667 monthly) subject to contract



Property Description

The property comprises a two storey detached building, on a site of approximately 0.15 acres, which has been substantially refurbished to a high standard.

The building was last used as a gym and is configured as two predominantly open plan studios at ground and first floors.

The ground floor rear extension provides office accommodation and ancillary storage space. There are kitchen and WC facilities at both ground and first floor levels.

Externally, the front and rear surfaced yards currently provide parking for approximately 12 vehicles.

The building may be suitable for a variety of alternative uses, such as nursery school, training/educational, leisure, office and retail (STPP).

Key considerations:

- > New lease available
- > Highly desirable and affluent North London location
- > Suitable for a wide variety of commercial uses STPP
- > Gross internal area: 269 sq.m. (2,900 sq.ft.)
- > Site area: 0.15 acres
- > Generous parking / yard - Low site coverage of approximately 25%
- > Substantial recent refurbishment
- > Excellent communications via road and rail
- > New Barnet Station: 550m
- > Oakleigh Park Station: 750m
- > Cockfosters London Underground Station: 1.62km

<https://www.gilmartinley.co.uk/properties/to-rent/day-nursery/new-barnet/herts/en4/31563>

Our ref: 31563

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

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London N1 2UN

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Accommodation

Gross Internal Area: 270 sq.m. (2,904 sq.ft.)

Unit	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	155.88	1,677	Generous floor to ceiling height of 3m (2.4m within the extension)
First Floor	113.95	1,226	Generous floor to ceiling height of 2.75m

Property Location

The subject property is located in New Barnet on the west side of Lancaster Road, a mixed commercial and residential street running parallel to the railway line and which connects Longmore Avenue in the south with Margret Road to the north.

The property is conveniently located for access to the facilities in both East Barnet Village and New Barnet, which are c.500m to the east and north respectively. The area provides a good range of bars, restaurants, leisure, shopping and entertainment facilities. Local occupiers include Sainsburys, Aldi, Tesco Express, Screwfix, Costa Coffee. There is easy access to green open spaces, with Oak Hill Park only 750m distant and Trent Park only 1.62km.

Public Transport communications are excellent with New Barnet Railway Station only 550m to the north of the property, which provides direct and regular services to London Moorgate (c.28 minutes journey time), Finsbury Park (c.12 minutes journey time) and Welwyn Garden City (c.20 minutes journey time). Oakleigh Park Railway Station which is on the same line is located 750m to the south. Cockfosters London Underground Station (Piccadilly Line) is 1.62km to the east. Additionally, numerous bus services run along Longmore Avenue with connections to High Barnet, Finchley and Brent Cross.

2023 Rateable Value £25000.00

Estimated Rates Payable £12000 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new lease 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/31563>
Floor Plans
Offer Requirements Document
Energy Performance Certificate

Last Updated: 26 Mar 2024

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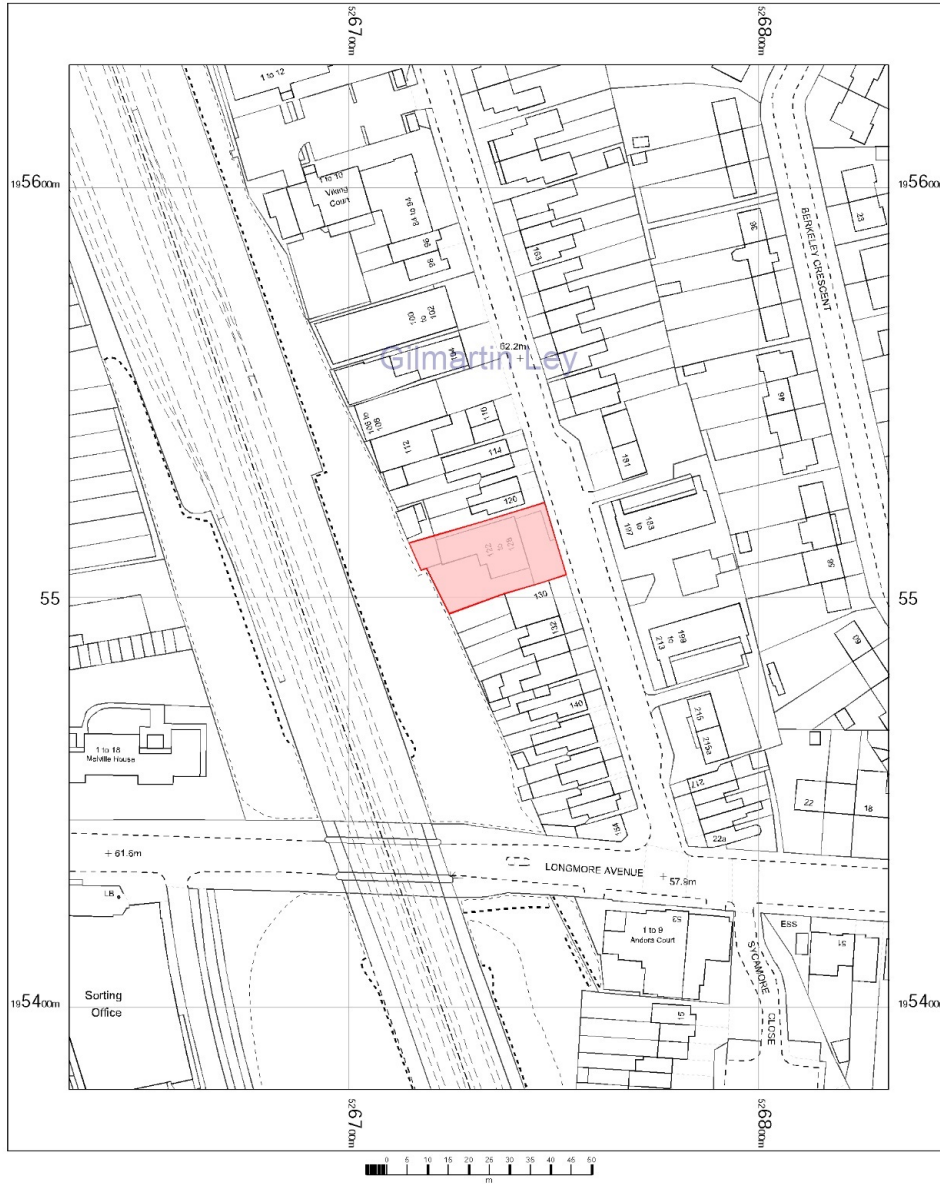


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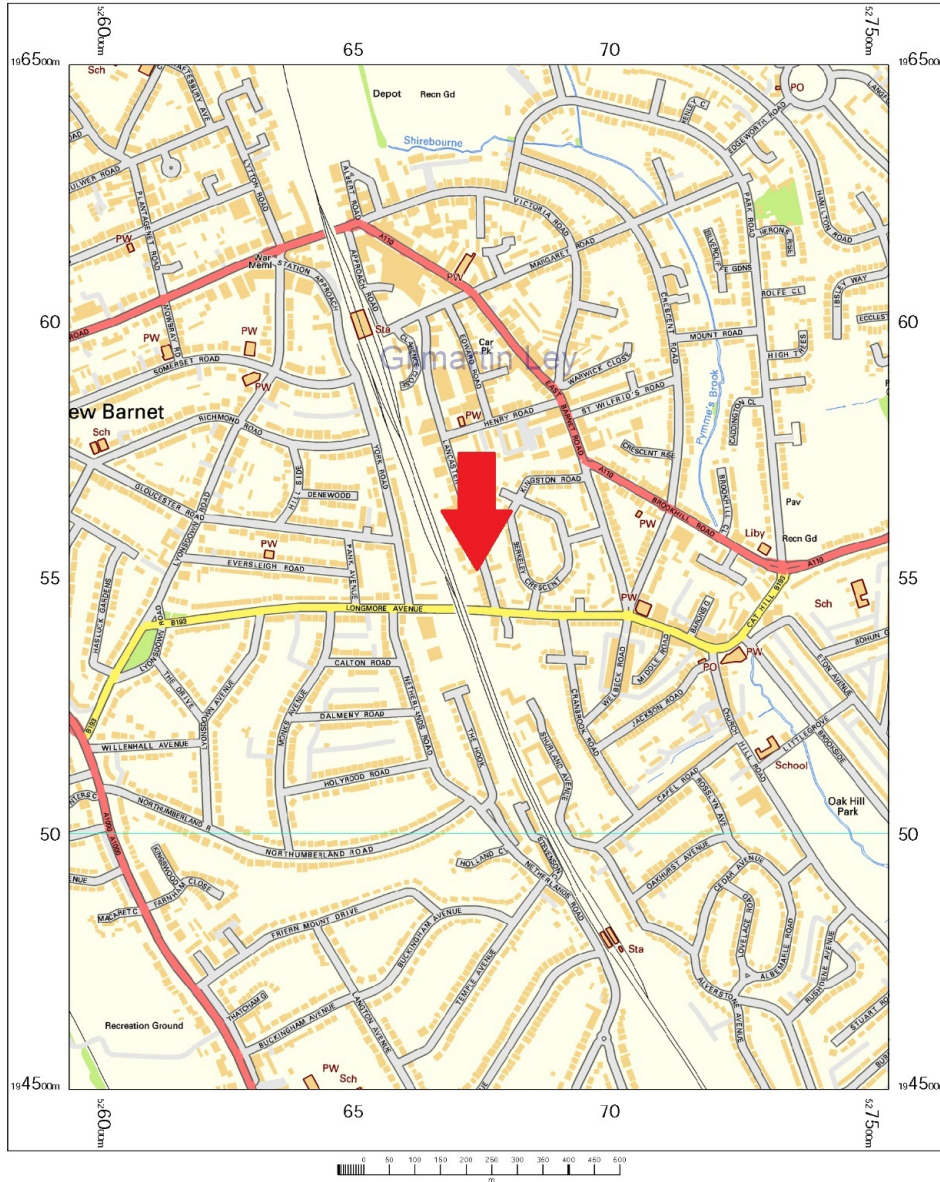


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OS Streetview
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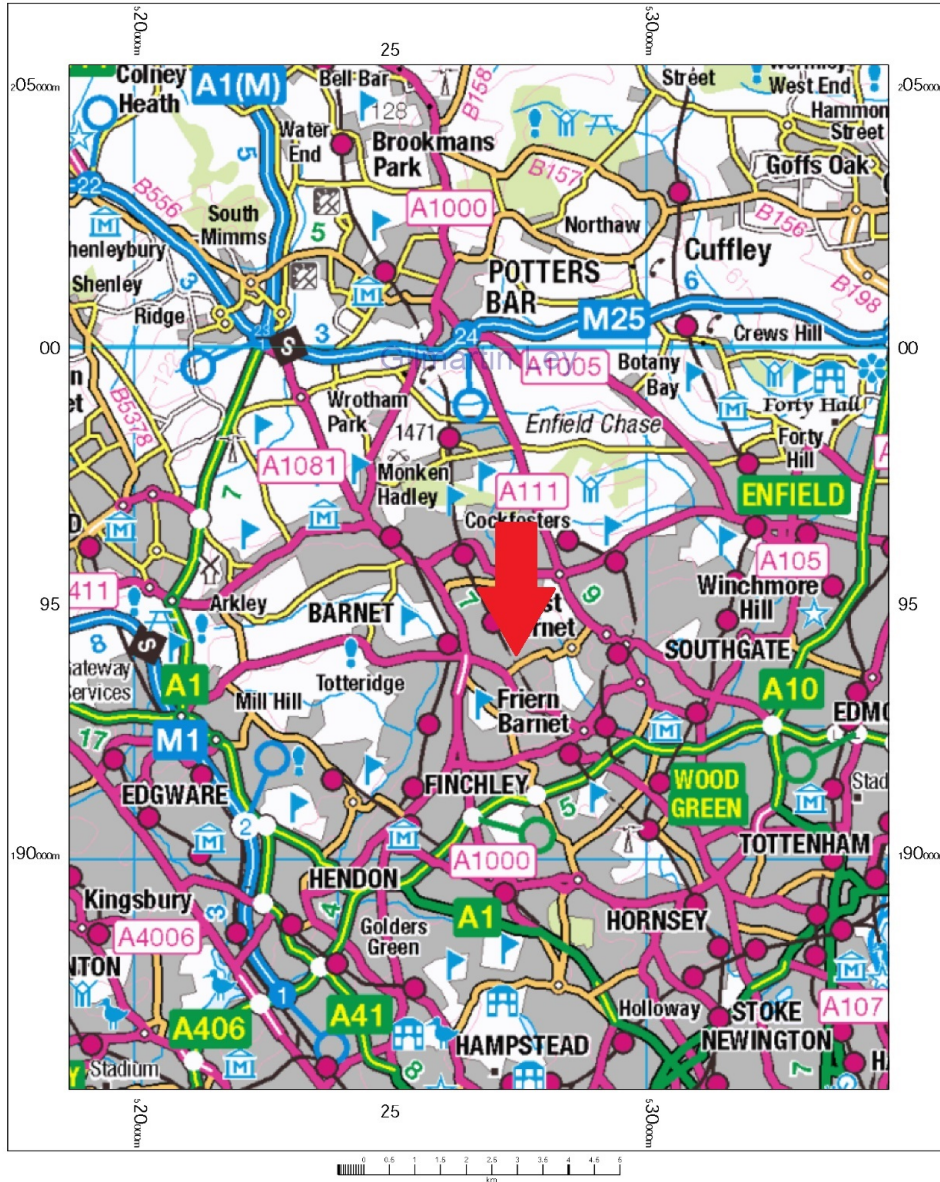


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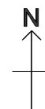
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