



# 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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



# Commercial Building To Let - New Barnet EN4

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

GILMARTIN LEY

## 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:** 11 Nov 2024

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.

<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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Commercial Building To Let - New Barnet EN4

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

servicing 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 59c Station Road, Winchmore Hill, London N21 3NB.



GILMARTIN LEY

# Commercial Building To Let - New Barnet EN4

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

122-128 Lancaster Road, EN4 8AL



OS MasterMap 1250/2500/10000 scale  
Wednesday, September 28, 2022, ID: CM-01063701  
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 526732 E, 195505 N

©Crown Copyright Ordnance Survey. Licence no. AC0000849896



Map supplied by  
Centremaps Live



<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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

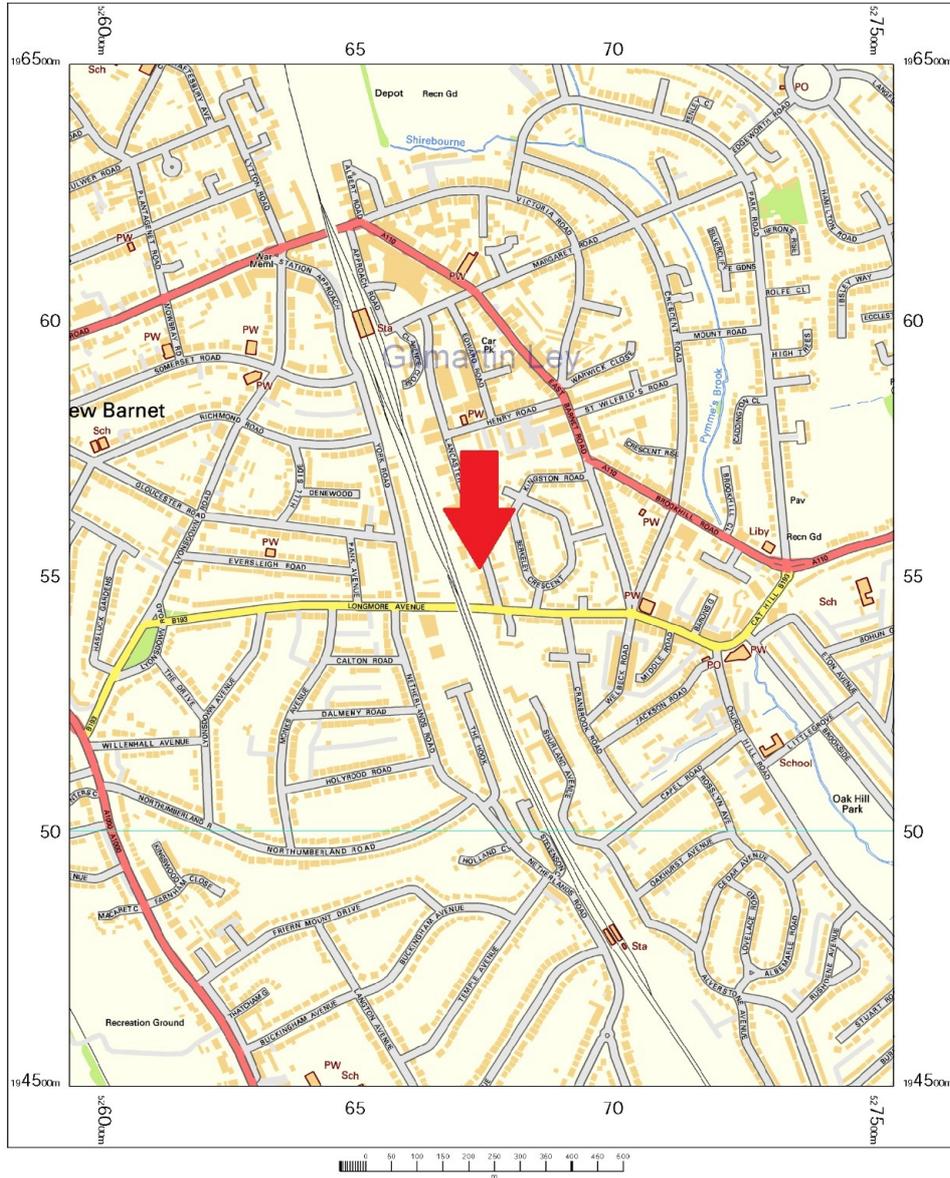


GILMARTIN LEY

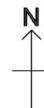
# Commercial Building To Let - New Barnet EN4

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

122-128 Lancaster Road, EN4 8AL



OS Streetview  
 Wednesday, September 28, 2022, ID: CM-01063702  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)  
 1:10000 scale print at A4, Centre: 526745 E, 195501 N  
 Contains OS data © Crown copyright [and database right]



Map supplied by Centremaps Live



<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

Gilmartin Ley  
 18 Compton Terrace,  
 London N1 2UN

Tel: +44 (0)20 8882 0111  
 Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
 Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

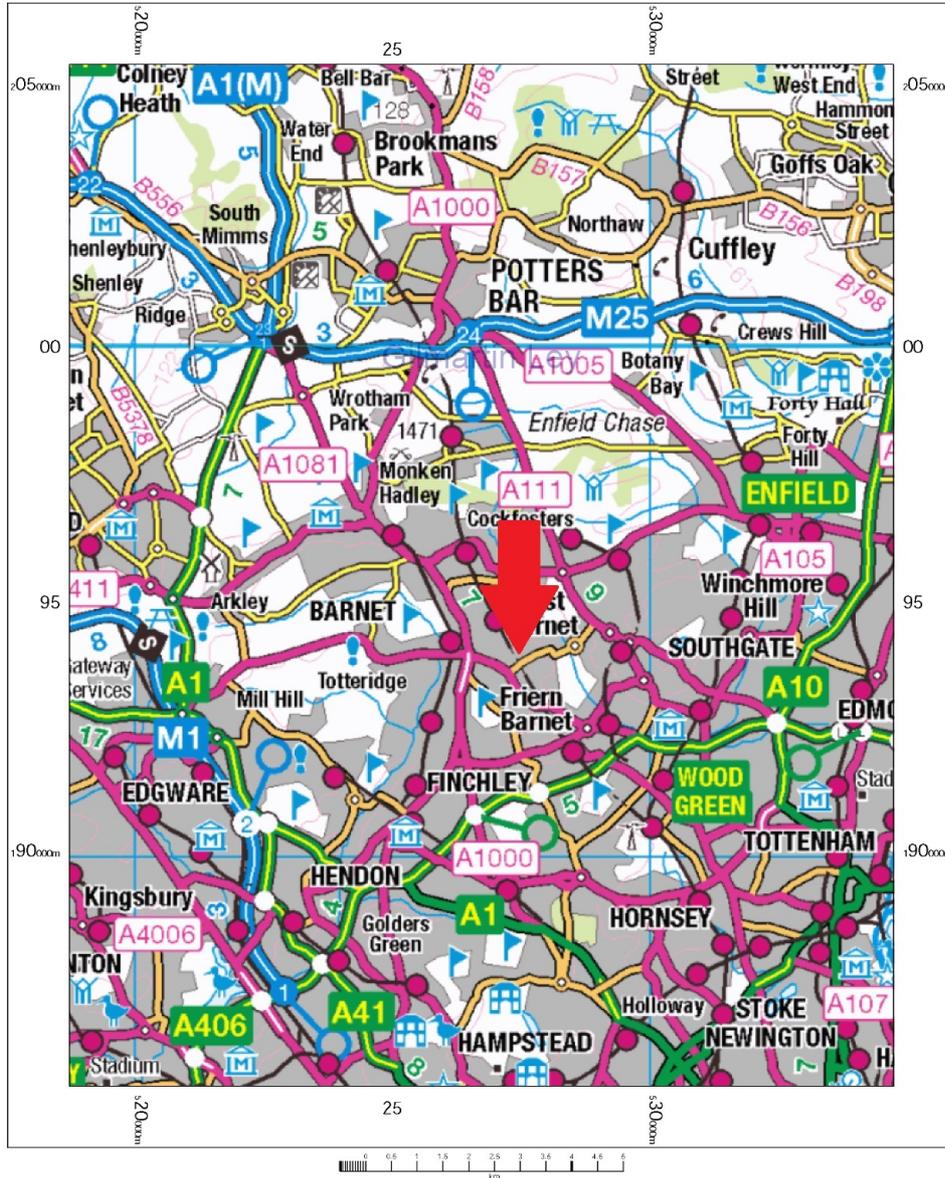


GILMARTIN LEY

# Commercial Building To Let - New Barnet EN4

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

122-128 Lancaster Road, EN4 8AL



OS 250k scale raster  
 Wednesday, September 28, 2022. ID: CM-01063705  
 www.centremapslive.co.uk  
 1:100000 scale print at A4. Centre: 526735 E, 195510 N  
 Contains OS data © Crown copyright [and database right]

N  
 Map supplied by  
 Centremaps Live



<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

Gilmartin Ley  
 18 Compton Terrace,  
 London N1 2UN

Tel: +44 (0)20 8882 0111  
 Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
 Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Commercial Building To Let - New Barnet EN4

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



<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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Commercial Building To Let - New Barnet EN4

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





GILMARTIN LEY

# Commercial Building To Let - New Barnet EN4

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





GILMARTIN LEY

# Commercial Building To Let - New Barnet EN4

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

