



GILMARTIN LEY

Period Style Offices To Let - Cockfosters EN4

New lease available on flexible terms

Second Floor Woodgate House 2-8 Games Road, Cockfosters, Barnet, EN4 9HN



Area

Net Internal Area: 119 sq.m. (1,279 sq.ft.)

Rent

Guide rent £26,600 per annum (approx. £2,217 monthly) subject to contract

Property Description

The second floor offices form part of a character three-storey Georgian style office building.

The space provides a mixture of modern cellular office spaces and meeting rooms, reception area, separate kitchen and shared WC facilities on the communal landing.

The offices are high quality throughout with spot lighting, air conditioning, perimeter power and data points. The property benefits from three allocated parking spaces.

Key considerations:

- > Affluent and highly desirable North London location
- > Junction 24 M25 3.5 kilometres (2.2 miles)
- > Tranquil & picturesque setting
- > High quality fit out
- > 3 allocated parking spaces
- > Abundance of eateries, retailers and amenities on Cockfosters Road 0.3 miles
- > Excellent communications via road and rail
- > Cockfosters Underground Station (Piccadilly Line) 0.3 miles





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Accommodation

Net Internal Area: 119 sq.m. (1,279 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Second floor office	109.80	1,181	Modern cellular offices.

Property Location

The property is located in the affluent north London suburb of Cockfosters just south of Hadley Wood and west of Trent Park, situated at the eastern end of Games Road, close to the intersection with Chalk Lane, a turning off the A111 Cockfosters Road.

Cockfosters Road is a busy and affluent thoroughfare with a host of cafes, restaurants, pubs and independent retailers. Trent Country Park provides 413 acres of woodland, lakes and meadows within 300m of the property.

The location benefits also 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.

2023 Rateable Value £19250.00

Estimated Rates Payable £9240 per annum

Service Charge p.a. Estimated to be approximately £4000.00 for 2024 calculated as 16.7% of anticipated expenditure items relating to the property - details of the past 4 years service charges are available to download from the Gilmartin Ley website.

Premium Nil

Terms New fully repairing and insuring lease on 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: <https://www.gilmartinley.co.uk/properties/32029>
Service Charge Information Jan 20 - Dec 23
Floor Plans
Offer Requirements Document
EPC

Last Updated: 07 May 2024

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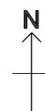
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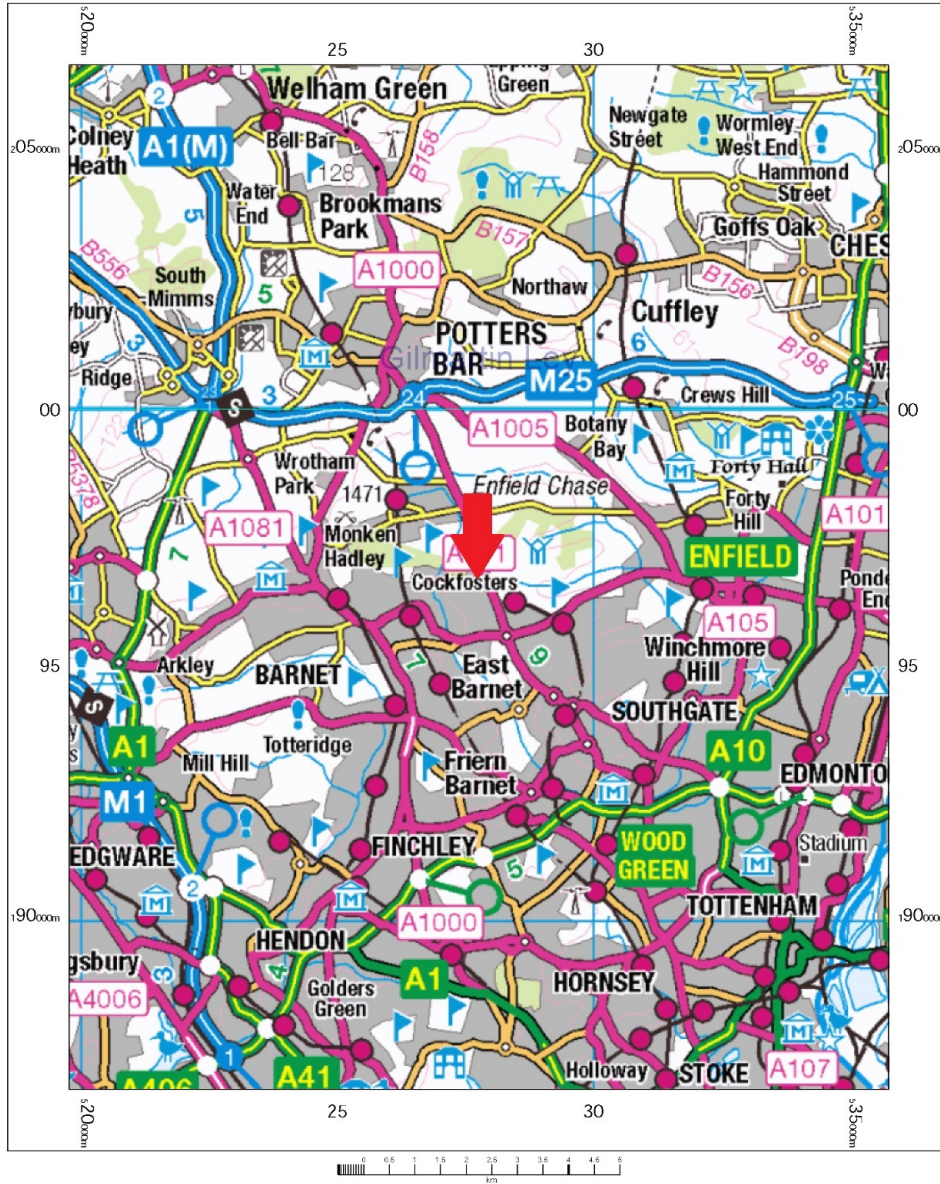


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Our ref: 32029

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