



Office Suite To Let - Cockfosters EN4

New inclusive lease available

GILMARTIN LEY

**Office 6, First Floor
Woodgate House
2-8 Games Road,**

BARNET, EN4 9HN



Area

Net Internal Area: 46 sq.m. (489 sq.ft.)

Rent

£19,600 per annum (approx. £1,633 monthly) subject to contract

Property Description

This first floor office forms part of a character three-storey Georgian style office building.

The space provides an predominantly open planned office with an additional single portioned meeting room / private office. The office space would ideally suit 4-8 persons and is of reasonably good decorative order. The property benefits from LED lighting, entry phone system, perimeter power & data points and good natural light. There is one demised car parking space.

There are shared kitchen and WC facilities accessed from the first floor landing.

Key considerations:

- > Affluent and highly desirable North London location
- > New inclusive lease
- > 1 allocated car parking space
- > Tranquil & picturesque setting
- > 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
- > Junction 24 M25 3.5 kilometres (2.2 miles)





Office Suite To Let - Cockfosters EN4

New inclusive lease available

GILMARTIN LEY

Accommodation

Net Internal Area: 46 sq.m. (489 sq.ft.)

Woodgate House	Area sq.m.	Area sq.ft.	Description and comments
Office 6	45.50	489	First floor office suite with use of shared kitchen and WC facilities

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 boasts a variety of eateries, independent retailers and boutique shops with substantial residential developments being undertaken boosting the areas profile further.

The location benefits 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. Several bus routes serve Cockfosters with connections to Potters bar, Edgware and Muswell Hill.

Junction 24 of the M25 is circa 3.5 kilometres (2.2 miles) to the north of the property.

Service Charge p.a. The property will be let on an inclusive basis, with the rent covering; rates, buildings insurance, heating, electricity and cleaning & maintenance of common areas also.

Premium Nil

Terms A new inclusive 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/32735>
Energy Performance Certificate
Offer Requirements Document

Last Updated: 11 Aug 2025

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. serving 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.

<https://www.gilmartinley.co.uk/properties/to-rent/offices/cockfosters/barnet/en4/32735>

Our ref: 32735

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
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Office Suite To Let - Cockfosters EN4

New inclusive lease available

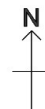
Woodgate House, Games Rd EN4 9HN



OS Streetview
Wednesday, April 10, 2024, 10: CM-01159245
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 527768 E, 196716 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



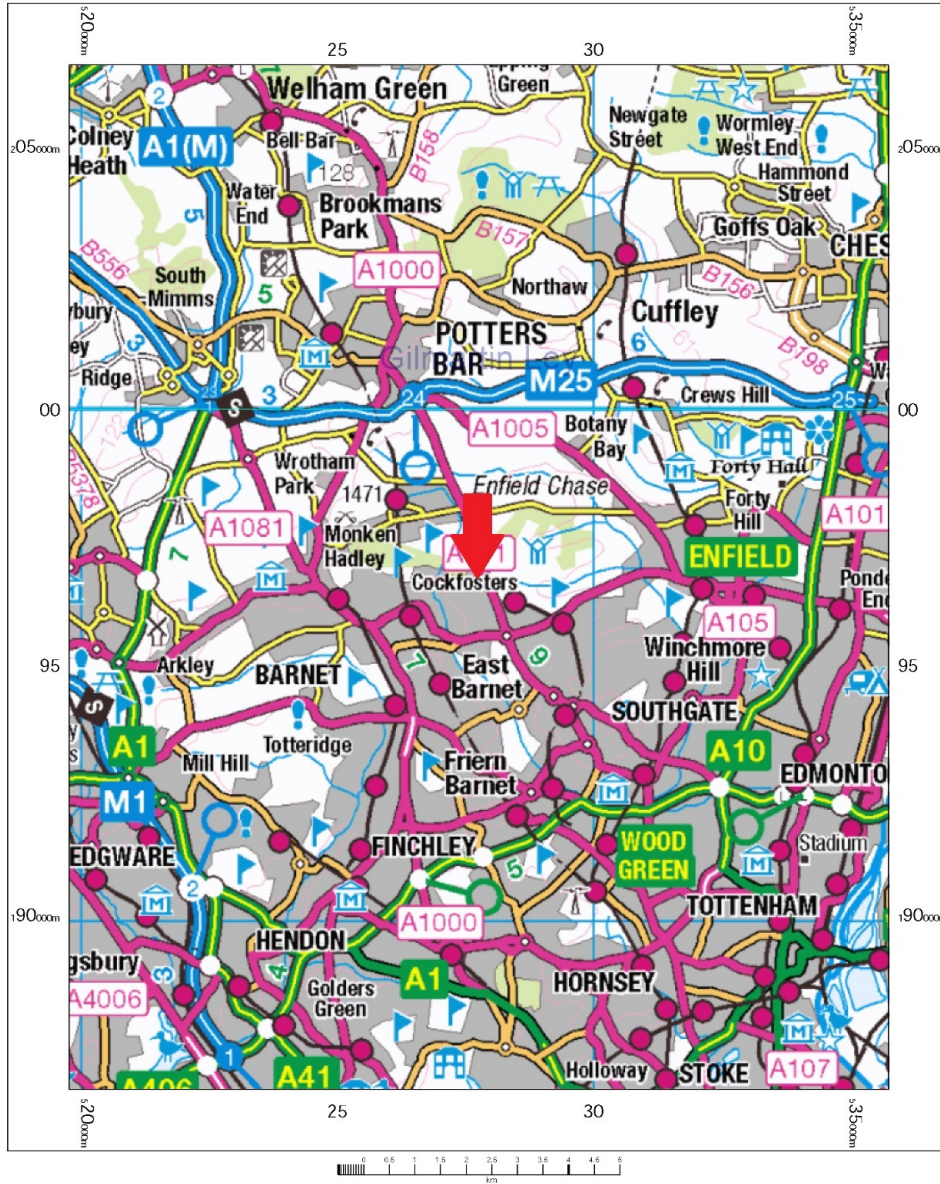


GILMARTIN LEY

Office Suite To Let - Cockfosters EN4

New inclusive lease available

Woodgate House, Games Rd EN4 9HN



OS 250k scale raster
 Wednesday, April 10, 2024, ID: CM-01159246
www.centremapslive.co.uk
 1:100000 scale print at A4, Centre: 527768 E, 196716 N
 Contains OS data © Crown copyright [and database right]

N
 Map supplied by
 Centremaps Live



<https://www.gilmartinley.co.uk/properties/to-rent/offices/cockfosters/barnet/en4/32735>

Our ref: 32735

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
 Website: www.gilmartinley.co.uk



Office Suite To Let - Cockfosters EN4

New inclusive lease available

GILMARTIN LEY

