



GILMARTIN LEY

# Office Suite To Let - Cockfosters EN4

**New inclusive lease available**

**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)





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## 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:

10 Feb 2025

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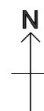
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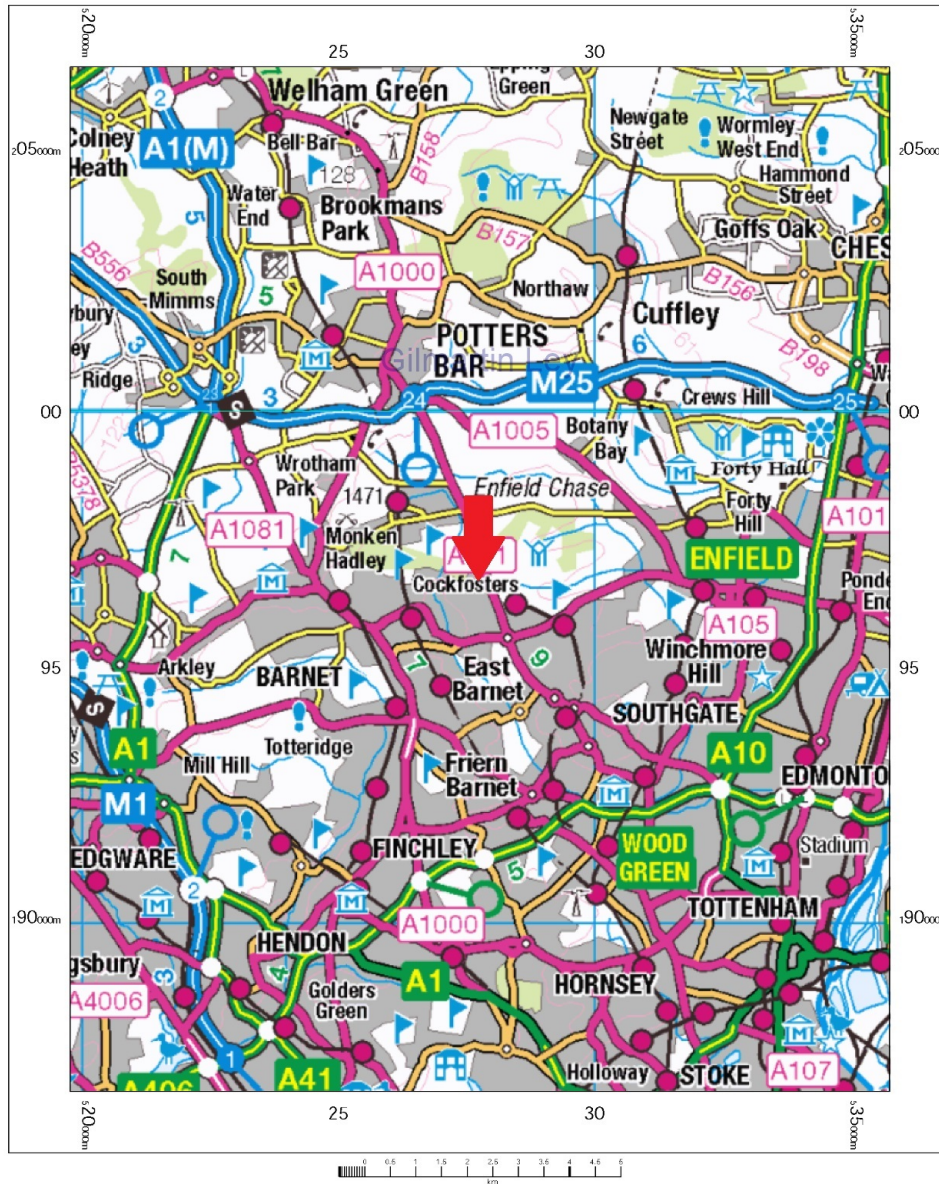


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Woodgate House, Games Rd EN4 9HN



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