



GILMARTIN LEY

Basement Office To Let - New Barnet EN4

Flexible and economical space suitable for a variety of uses STPP

Basement Office Battle House, 1 East Barnet Road,

NEW BARNET, EN4 8RR



Area

Net Internal Area: 114 sq.m. (1,231 sq.ft.)

Rent

£18,000 per annum (approx. £1,500 monthly) subject to contract

Property Description

The property comprises basement office space, which was formerly used as a recording / rehearsal music studio, within this prominent, mixed-use building.

Access to the office is via an entrance on Lytton Road at raised ground floor level and staircase to the basement. The space is predominantly configured to provide five office rooms arranged off a central corridor which benefit from a fresh air-conditioning system and intercom access. Communal WC facilities are located on a half landing between raised ground floor and basement levels.

The office provides ideal space for those operating within the media production industry, requiring a controlled environment in respect of both sound and light eg. recording studio or video editing.

Two parking spaces are available within the gated private car park on a separate annual licence basis for £750 per space, per annum.

The unit may be suitable for a number of alternative uses within Class E.

Key considerations:

- > Functional and economical basement space available on a new lease
- > Ideally suited for occupiers with requirements for controlled lighting and sound eg. media production
- > Affluent and desirable North London location
- > Up to two parking spaces are available by way of additional annual licence
- > Local occupiers include PureGym, Sainsburys / Argos and The Post Office
- > Excellent public transport links
- > 150m to New Barnet Station (Greater Northern Rail) - 30 minutes travel to London Moorgate





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Accommodation

Net Internal Area: 114 sq.m. (1,231 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Basement office	114.40	1,231	Former recording / rehearsal studio predominately configured to provide 5 rooms off of a central corridor

Property Location

The subject property is located in New Barnet, on the northern side of East Barnet Road, just to the west of the railway bridge and on the corner of Lytton Road.

The area provides a good range of bars, restaurants, leisure, shopping and entertainment facilities. Local occupiers in the immediate vicinity include PureGym, Sainsburys / Argos, The Post Office, Shell Garage and a number of cafes, pubs & independent retailers.

Public transport communications are excellent with New Barnet Railway Station only 150m to the South 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). Additionally, numerous bus services run along A110 (Station Road / East Barnet Road).

2023 Rateable Value £9500.00

Estimated Rates Payable £0 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new fully repairing and insuring lease 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/32835>

Last Updated: 29 May 2025

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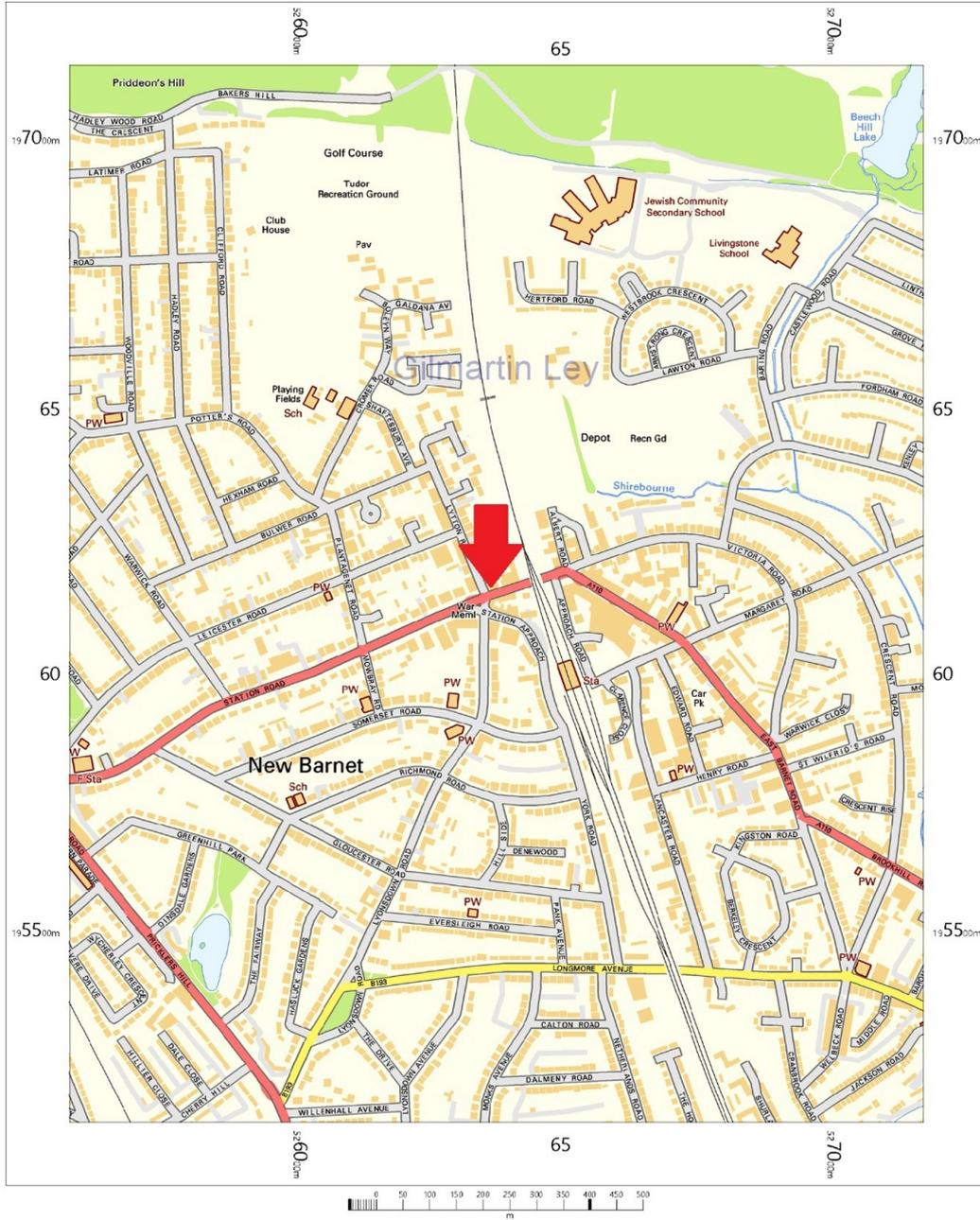


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Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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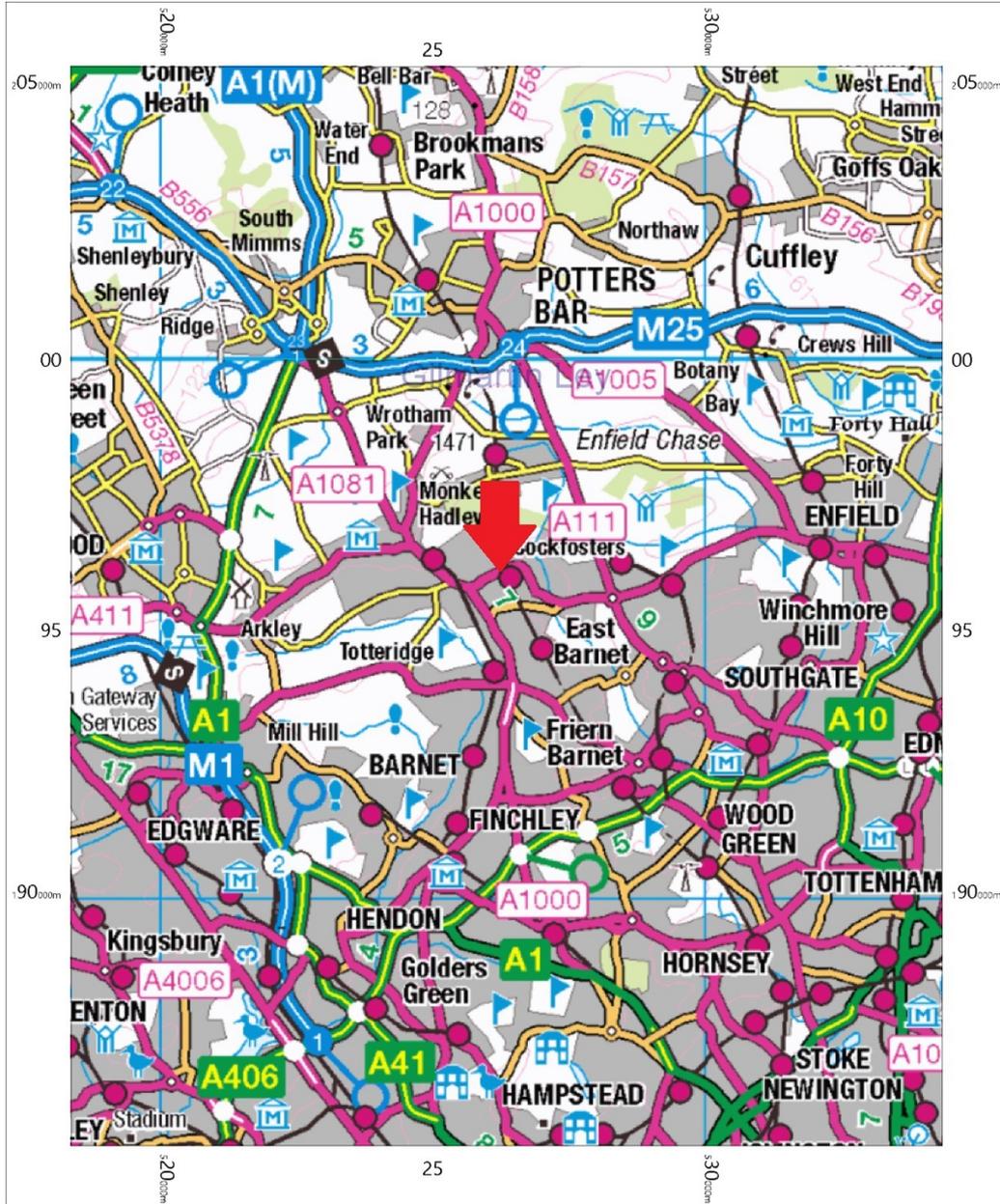


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OS 250k scale raster
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