



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



GILMARTIN LEY

Basement Office To Let - New Barnet EN4

Flexible and economical space suitable for a variety of uses STPP

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

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.

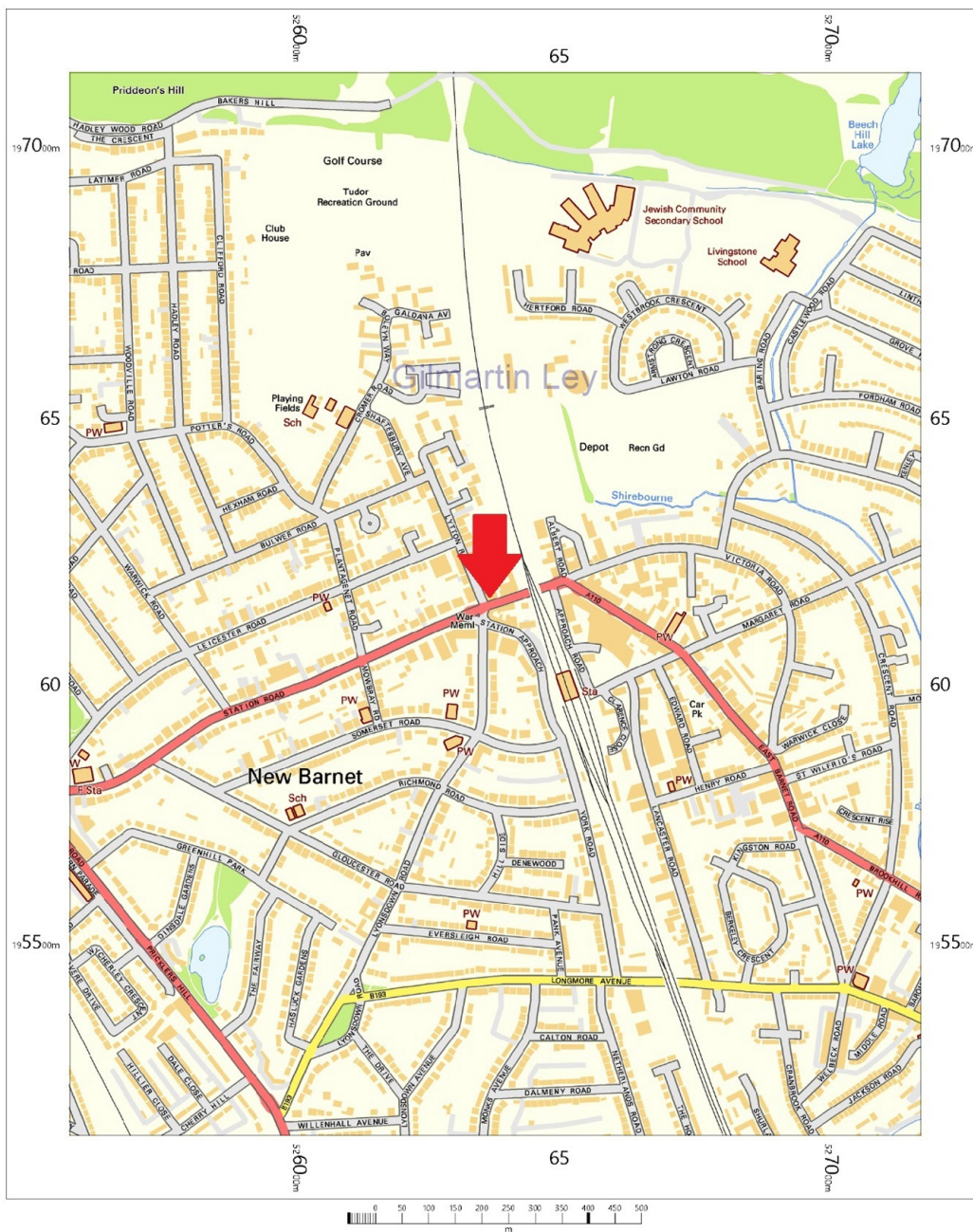


GILMARTIN LEY

Basement Office To Let - New Barnet EN4

Flexible and economical space suitable for a variety of uses STPP

Battle House, Barnet EN4 8RR



OS Streetview
Friday, February 19, 2021, ID: CM-00940001
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 526379 E, 196149 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/to-rent/offices/-/new-barnet/en4/32835>

Our ref: 32835

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

Basement Office To Let - New Barnet EN4

Flexible and economical space suitable for a variety of uses STPP





GILMARTIN LEY

Basement Office To Let - New Barnet EN4

Flexible and economical space suitable for a variety of uses STPP





GILMARTIN LEY

Basement Office To Let - New Barnet EN4

Flexible and economical space suitable for a variety of uses STPP

