



GILMARTIN LEY

# Modern Office To Let - Finchley N12

**NIA 1,174 sq.ft with 2 car parking spaces**

**Part Second Floor Rear,  
Global House  
303 Ballards Lane,  
North Finchley,  
LONDON, N12 8NP**



## Area

Net Internal Area: 109 sq.m. (1,173 sq.ft.)

## Rent

£25,500 per annum (approx. £2,125 monthly) subject to contract

## Property Description

The property comprises part second floor office suite within an imposing three storey, purpose-built, office block.

The office accommodation provides a good mixture of open plan space, partitioned meeting/office rooms and a kitchen. The property is in good condition throughout with excellent natural light, suspended ceilings, raised floors with power points and comfort cooling. The property also benefits from lift access and intercom door entry system, shared WC facilities on floor and use of the additional generous fourth floor breakout space, incorporating kitchen facilities and access to a spacious roof terrace.

The lease will provide for the right to park 2 cars, with one space in front of the building and the other within the private secure car park located to the rear of the property and accessed via Dale Grove.

## Key considerations:

- > Available on a new lease
- > 2 car parking spaces
- > Shared use of additional break out area and roof terrace
- > Popular office location with an abundance of local amenities
- > Excellent communications via road and rail
- > 750m to West Finchley London Underground Station (Northern Line)
- > 50m from North Finchley Bus Station





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## Accommodation

Net Internal Area: 109 sq.m. (1,173 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Second floor	109.03	1,173	Part second floor rear office with use of shared WC facilities on floor. In addition there is use of the 4th floor staff break out area with kitchen facilities and roof terrace. There are 2 car parking spaces.

## Property Location

The property is located on the west side of Ballards Lane to the north of Hutton Grove and immediately south of the Tally Ho Corner intersection with Ballards Lane, High Road (A1000) and Kingsway.

As well as being a highly desirable place to live, North Finchley and the area surrounding Tally Ho Corner is a popular, suburban office and shopping location. There are a number of purpose-built office buildings in the immediate vicinity which are occupied by a variety of businesses including many within the legal and financial sectors. The High Road (A1000), immediately to the north of the property, is a busy traditional high street with occupiers including Pure Gym, Arts Depot, Aldi, Robert Dyas, Nandos, Boots, Starbucks, Superdrug, McDonalds, amongst a wide selection of other retailers, banks, cafes and restaurants.

North Finchley has excellent public transport connections, with West Finchley London Underground Station (Northern Line) within 750m of the property. This provides frequent southbound services to Bank Station with a travel time 29 minutes and Charing Cross Station with a travel time 25 minutes. There are regular northbound services to High Barnet Station with a travel time 7 minutes. North Finchley Bus Station, a major bus terminus with connections throughout Central and Greater London is only 50m to the north. There is easy access to main road communications including the North Circular Road (A406), M1 motorway, A1 and A41.

## Service Charge p.a.

£4350.00 Which is calculated as 13.41% of the services for entire building; incorporating the cost of the building upkeep, planned preventative maintenance programmes etc. In addition, the Tenant is also liable for their proportionate contribution to the insurance costs (£962.90 for 2025) and payable business rates contribution of c. £11,670 for 2025. Details are available to download from our website.

## Premium

Nil

## Terms

A new effectively fully repairing and insuring lease is available on terms to be agreed.

The property is elected for VAT.

The property is VAT elected therefore VAT will be payable on the rent.

## 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/32840>  
Service charge details  
Floor Plan

<https://www.gilmartinley.co.uk/properties/to-rent/offices/north-finchley/london/n12/32840>

**Our ref:** 32840

Property Investment and Development Consultants  
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Chartered Surveyors and Estate Managers  
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## Offer Requirements Document

**Last Updated:**

26 May 2025

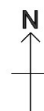
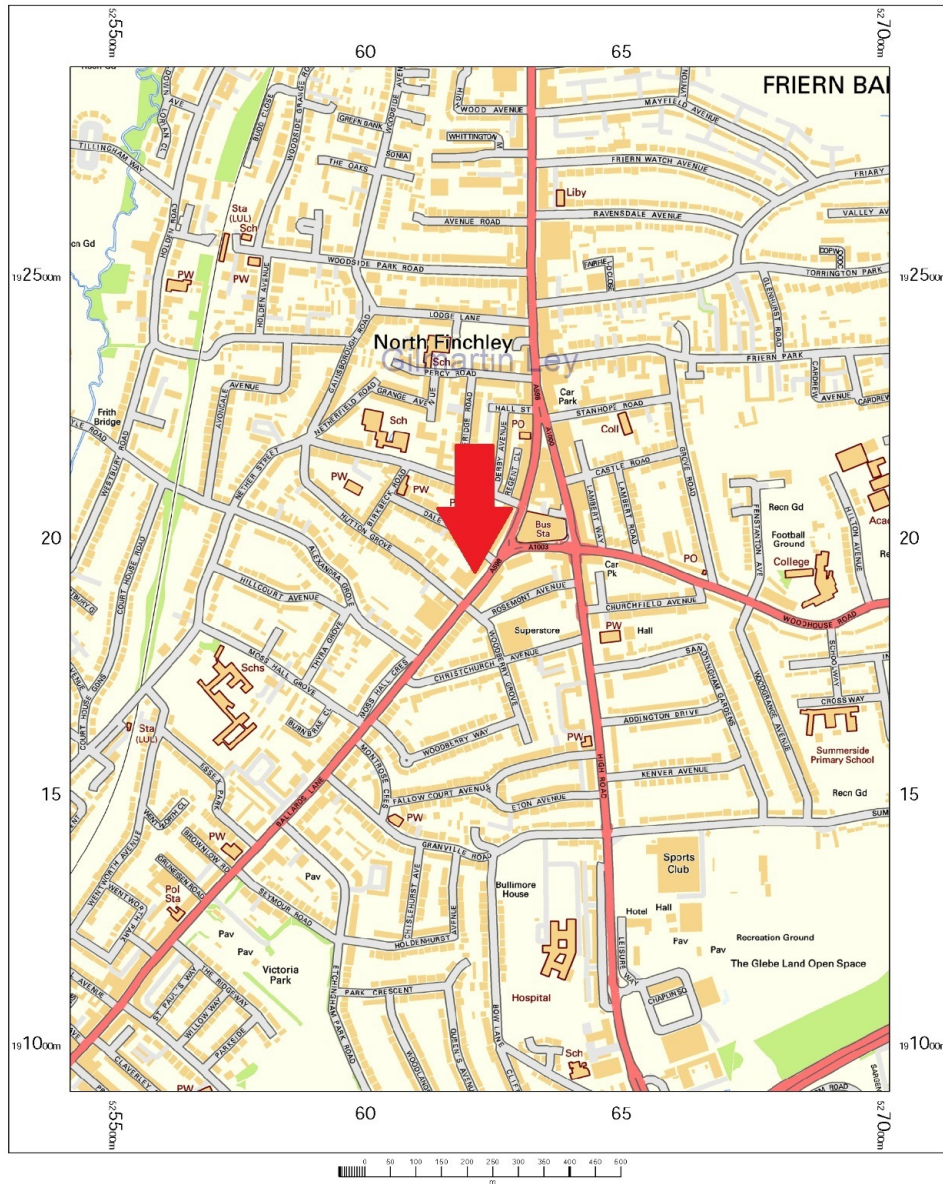
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Global House, Finchley N12 8NP



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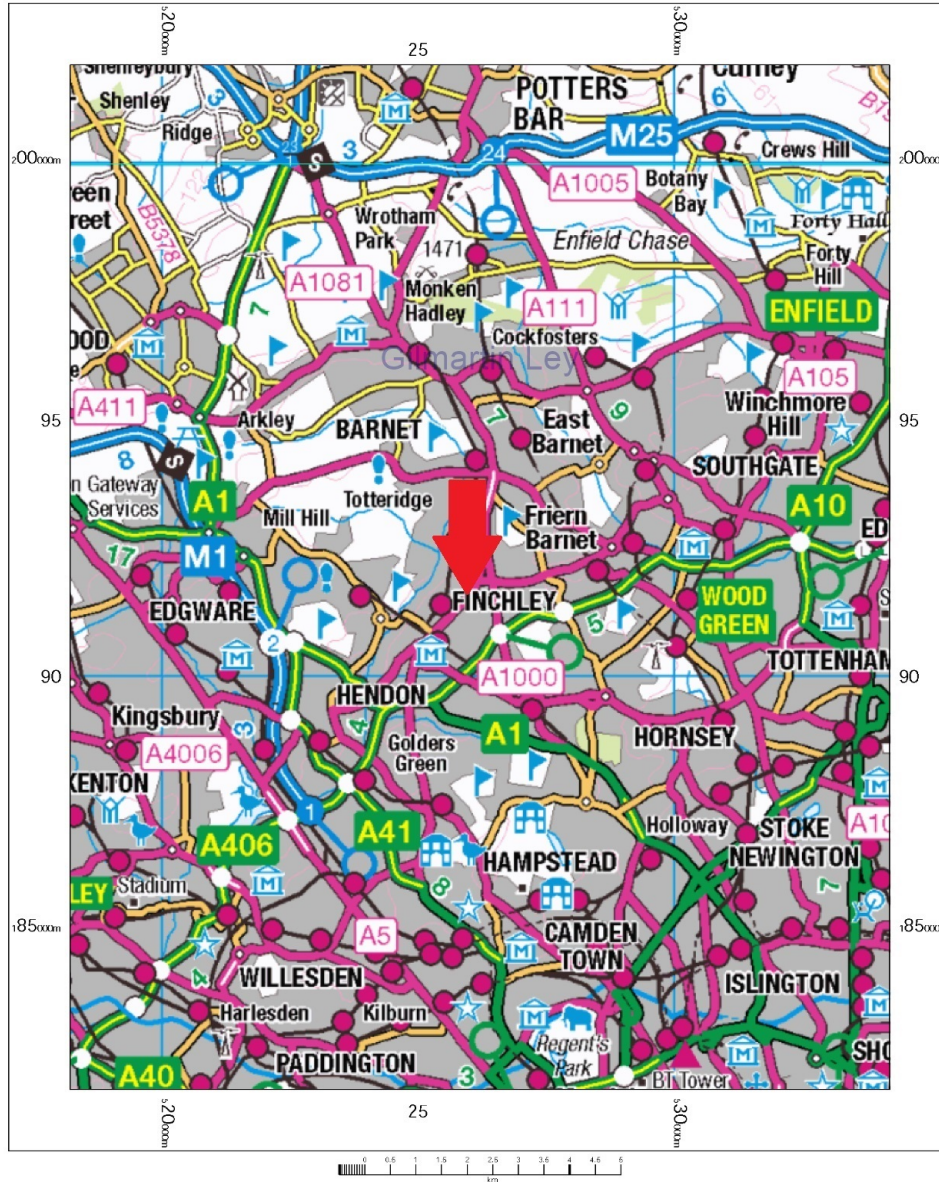




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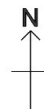
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*Our ref: 32840*

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