



GILMARTIN LEY

Period Style Office To Let - Cockfosters EN4

3 x car parking spaces

**First Floor Woodgate Studios
2 - 8 Games Road,
Cockfosters,
BARNET, EN4 9HN**



Area

Net Internal Area: 98 sq.m. (1,051 sq.ft.)

Rent

£21,000 per annum (approx. £1,750 monthly) subject to contract



Property Description

The first floor offices form part of a character three-storey Georgian style office building.

The space comprises of a central open plan office area, a large private office, photocopier/server/store room and kitchen. The office benefits from excellent natural light, air conditioning, perimeter trunking and intercom entry system.

There is use of the shared WC facilities on the communal landing and 3 demised parking spaces within the secure, gated car park to the rear of the building.

Key Considerations:

- > Affluent and highly desirable North London location
- > 3 demised parking spaces in gated car park
- > Tranquil & picturesque setting
- > Excellent communications via road and rail
- > Cockfosters Underground Station (Piccadilly Line) 0.3 miles
- > Junction 24 M25 3.5 kilometres (2.2 miles)
- > Abundance of eateries, retailers and amenities on Cockfosters Road 0.3 miles



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Accommodation

Net Internal Area: 98 sq.m. (1,051 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
First Floor Offices	97.70	1,051	Open plan office, meeting room, large private office, photocopier/server/store room and kitchen.

Property Location

The property is located in the affluent north London suburb of Cockfosters, just south of Hadley Wood and west of Trent Park. It occupies a position at the eastern end of Games Road, near its junction with Chalk Lane, a side road off the A111 Cockfosters Road.

Cockfosters Road is a busy and affluent thoroughfare with a host of cafes, restaurants, pubs and independent retailers. Trent Country Park provides 413 acres of woodland, lakes and meadows within 300m of the property.

The location benefits also 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. Junction 24 of the M25 is circa 3.5 kilometres (2.2 miles) to the north of the property. Several bus routes serve Cockfosters with connections to Potters bar, Edgware and Muswell Hill.

2023 Rateable Value £19250.00

Estimated Rates Payable £9240 per annum

Service Charge p.a. Estimated to be approximately £6,790.00 for 2025, calculated as 16.7% of anticipated expenditure items relating to the property - details of the 2024/2025 service charges are available to download from the Gilmartin Ley website.

Premium n/a

Terms New fully repairing and insuring lease on terms to be negotiated.

This property is elected for VAT.

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/33031>
Offer Requirements Document
Service Charge Information
Floor Plan
Energy Performance Certificate

Last Updated: 03 Sep 2025

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

<https://www.gilmartinley.co.uk/properties/to-rent/offices/cockfosters/barnet/en4/33031>

Our ref: 33031

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

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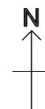
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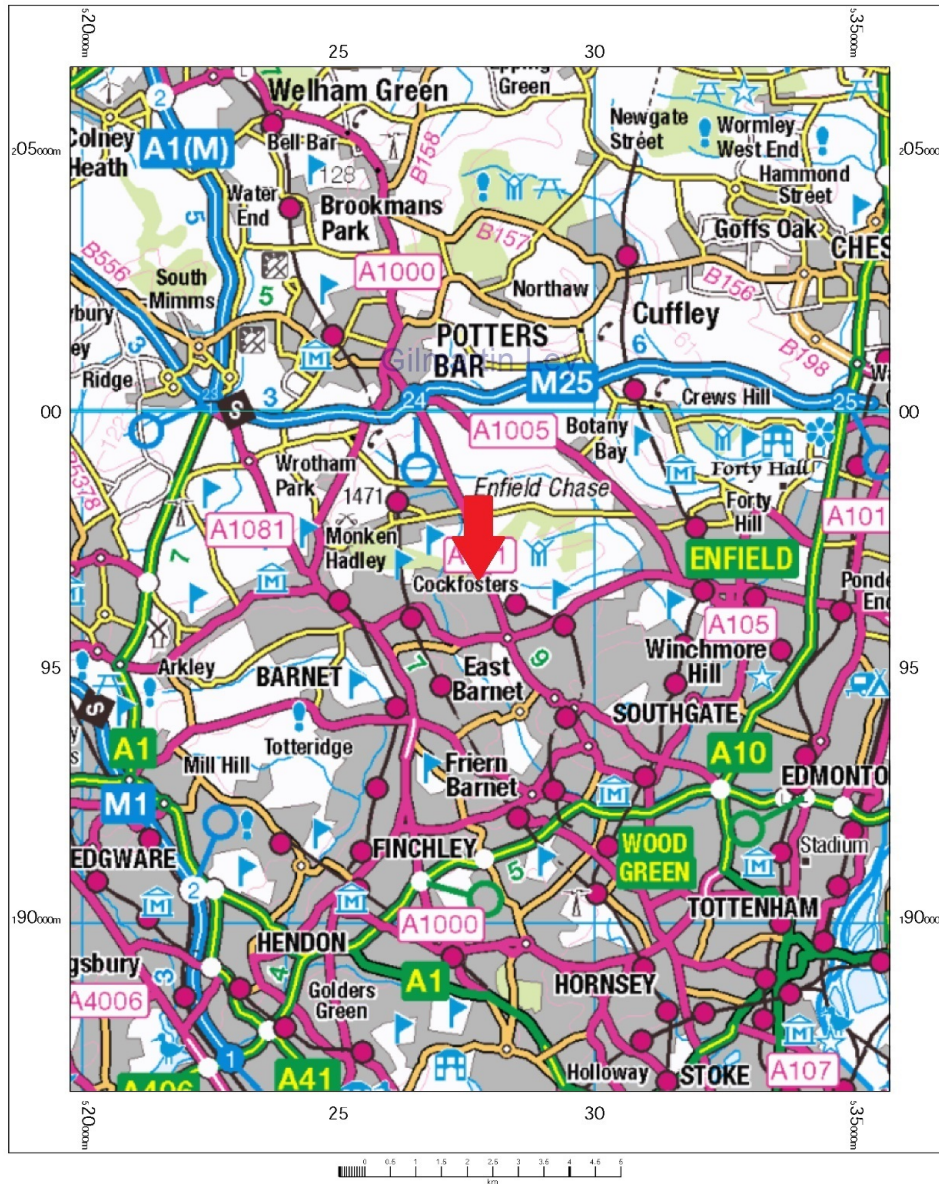


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