Modern Office To Let - Finchley N12

NIA 2,035 sq.ft with 3 car parking spaces

Third Floor Global House
303 Ballards Lane,
North Finchley,
LONDON, N12 8NP



Area
Net Internal Area: 189 sq.m. (2,034 sq.ft.)

Rent
Current passing rent £39,000 per annum (approx. £3,250 monthly) subject to contract

Property Description

The property comprises the entire third floor office suite within an imposing five storey, purpose-built, office block.

The office accommodation provides a good mixture of open plan space, partitioned meeting/office rooms, server room and a kitchenette / breakout space. The property is in good condition throughout with excellent natural light, suspended ceilings, LED lighting, 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 three cars, with one space in front of the building and the other two within the private secure car park located to the rear of the property and accessed via Dale Grove.

The office is available by way of assignment of the existing lease, expiring 24th December 2029 - a copy of which is available to download from our website. Alternatively, the office may be available on a new lease on terms to be agreed.

Key considerations:
> Available by assignment of a lease expiring in 2029 or by way of a new lease
> 3 car parking spaces
> Attractive passing rent of £35,000 pa
> Shared use of additional break out area and roof terrace
> Popular office location with an abundance of local amenities
> Affluent and highly desirable North London location
> Excellent communications via road and rail
> 750m to West Finchley London Underground Station (Northern Line)
> 50m from North Finchley Bus Station

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

Gilmartin Ley
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GILMARTIN LEY

Accommodation

Net Internal Area: 189 sq.m. (2,034 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Third floor office	189.01	2,034	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 3 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.

2026 Rateable Value £54000.00

Estimated Rates Payable £26622 per annum

Service Charge p.a. A service charge is payable in respect of the maintenance of the estate. The contribution from the subject property is estimated to be approximately £12,707 for the year to March 2026. A copy of the latest service charge information is available to download from our website.

Premium Nil

Terms Assignment of the 10 year lease expiring 24th December 2029 with a current passing rent of £39,000.

Alternatively, a new effectively fully repairing and insuring lease is available on terms to be negotiated.

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

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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/33584 Service charge details Offer Requirements Document Lease
Last Updated:	19 Nov 2026

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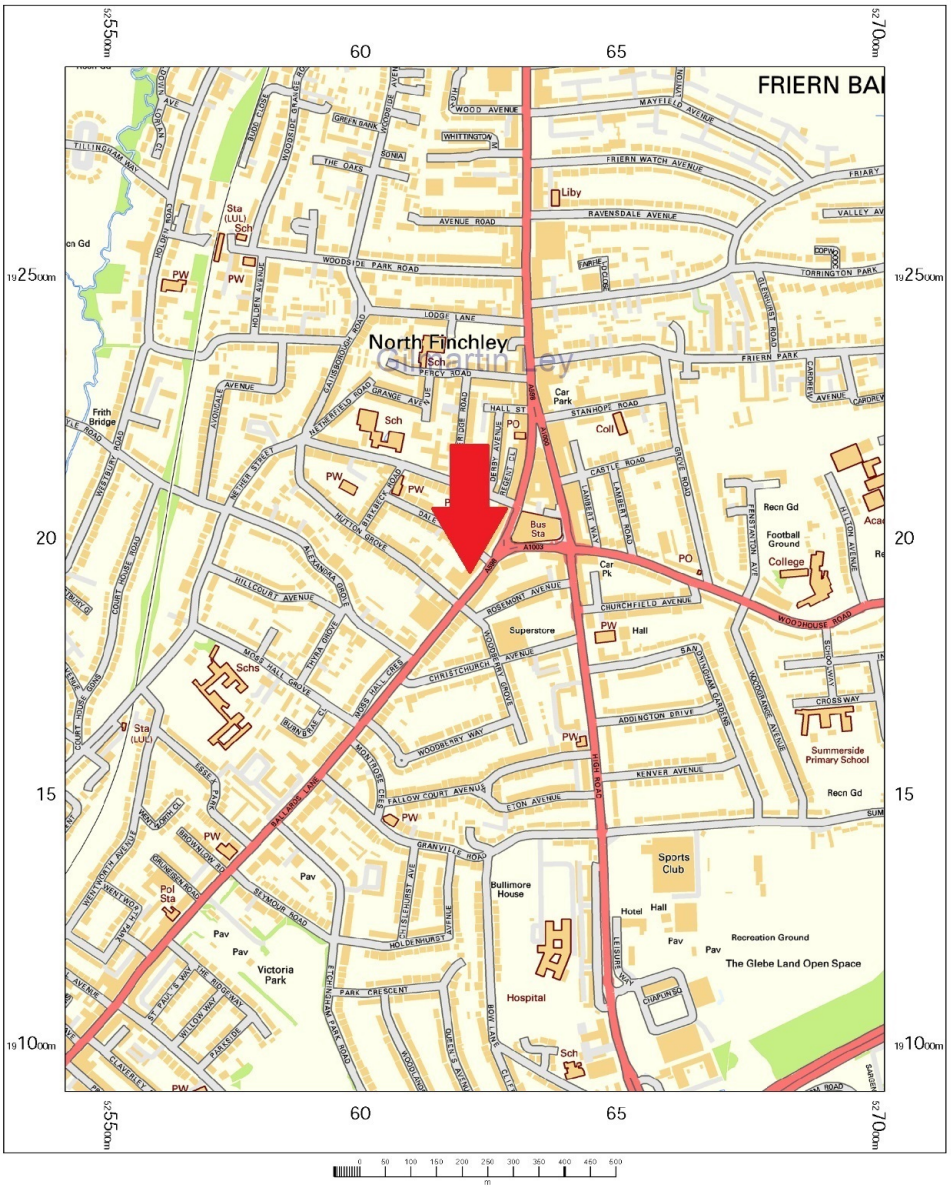
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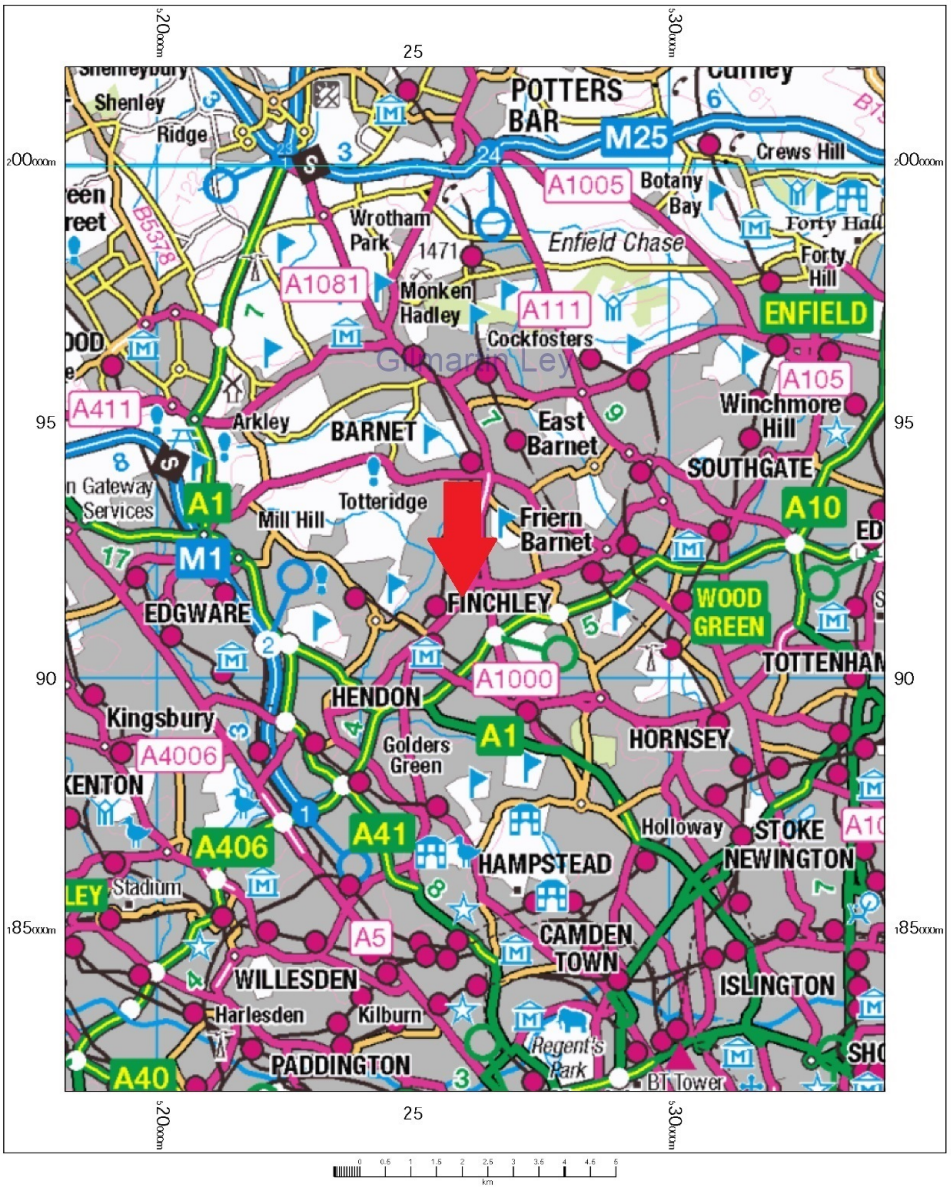
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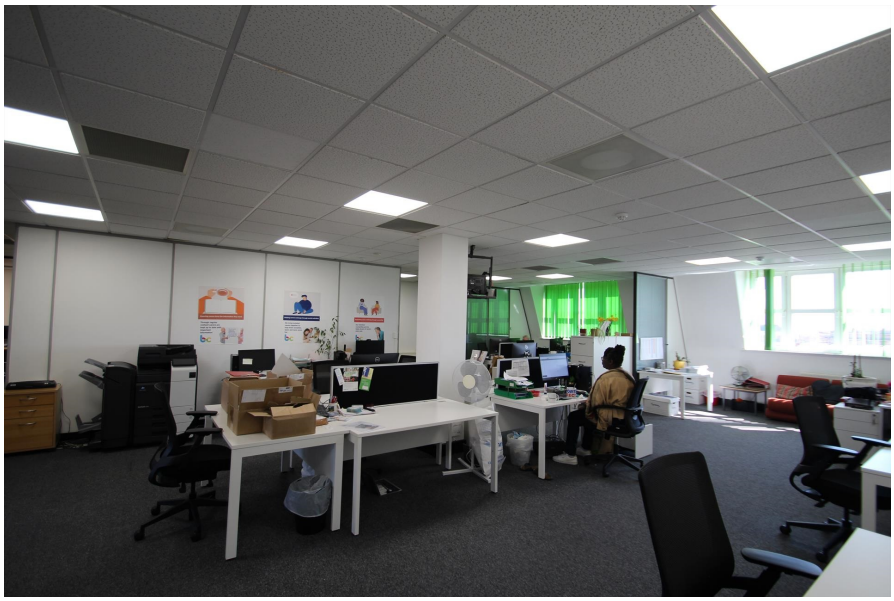
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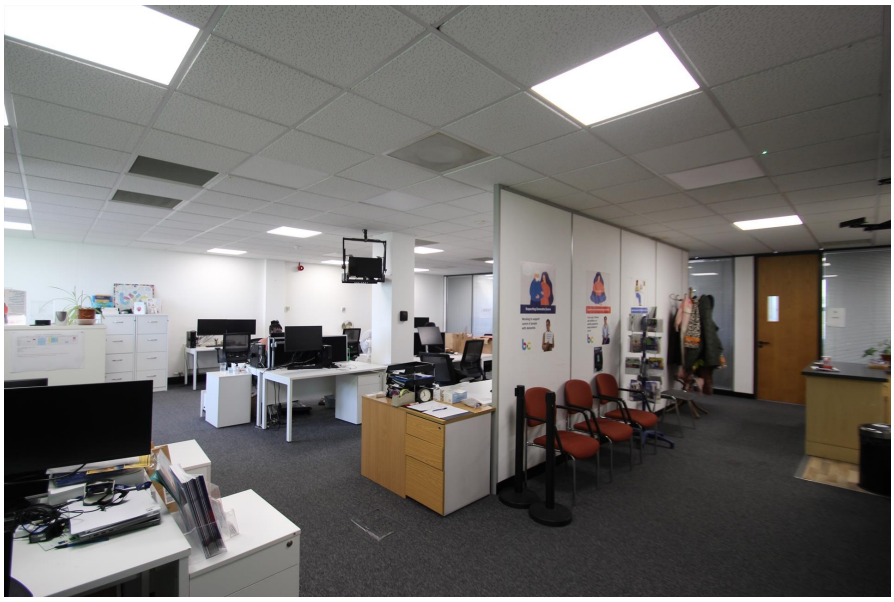
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