

# TO LET

3,837 Sq Ft (356.46 Sq M)

- › Attractive predominantly open plan office with a wealth of design/architectural features
- › Air conditioning
- › WC's and showers
- › Gated off street parking



## Balfour House

First Floor, Suites 102, 103, 105 & 106, 741 High Road, North Finchley, N12 0BP





## LOCATION

- Balfour House is located on the High Road in Tally Ho Corner, North Finchley
- Being on the High Street it is among the various leisure and retail facilities with independent retailers, cafes and restaurants
- National retailers including Nandos, Tesco Express, Caffè Nero, and Greggs are all within a short walk
- West Finchley and Woodside Park Stations (Northern Line 13 minute walk away) are within walking distance
- There are excellent road links with the North Circular Road (A406), Junction 1 of the M1 Motorway and M25 within a short drive

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 Google Maps

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## DESCRIPTION

- There is a newly remodelled, manned reception with lifts and stairs to the upper floors
- The first-floor suite is predominantly open plan with two glass partitioned meeting rooms/offices, kitchen and server room
- The offices have been refurbished and provided with a number of design features and very unique style
- The offices benefit from wood flooring, under floor cat VI data cabling, air conditioning and LED lighting
- Within Balfour House are WCs together with disabled and also showers

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £95,925 per annum exclusive. VAT is payable

## ACCOMMODATION

**First Floor Various Suites      356.46 SQ M      3,837 SQ FT**

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: D-85**

**Business Rates:** Available upon request

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £6.50 per psf.

## CONTACT:



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