

# TO LET

1,150 Sq Ft (106.84 Sq M)

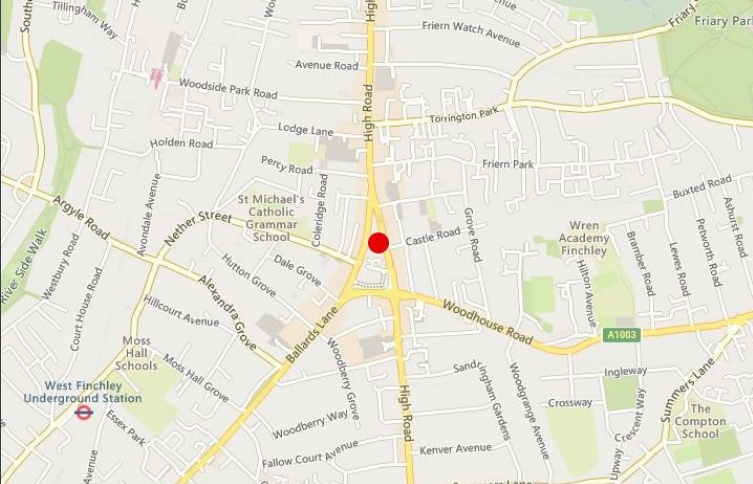
- Attractive predominantly open plan office with a wealth of design/architectural features
- Air conditioning
- WC's and showers
- Gated off street parking
- Northern Line 13 minute walk away



## Balfour House

Third Floor, Suite 305a, 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) are within walking distance
- There are excellent road communication 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 third floor 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
- There is allocated parking spaces that can be found in a private gated car park off of Castle Road

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £28,750 per annum exclusive is payable



## ACCOMMODATION

**Third Floor Suite 305a** **106.84 SQ M** **1,150 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 psf.

## CONTACT:



**MATTHEW BOWEN**

**07442 820 386** [matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)



**HUGO HARDING**

**07425 243 317** [hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)