

# TO LET

1,075 Sq Ft (99.87 Sq M)

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

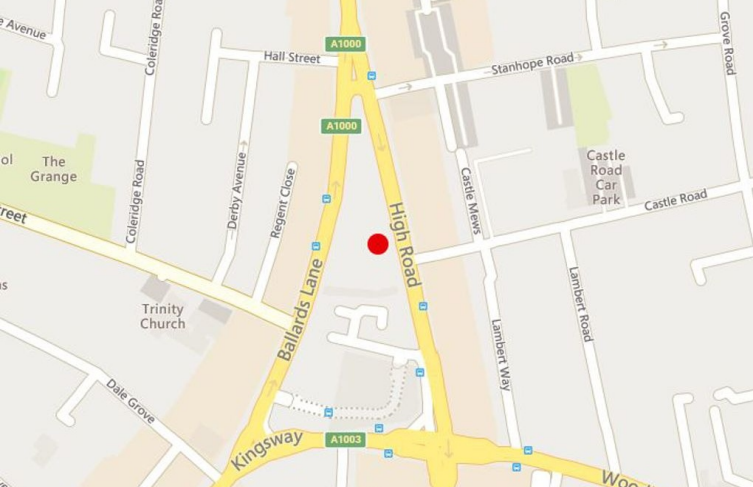


## Balfour House

First Floor Suites 110/111, 741 High Road, North Finchley, N12 0BP

Contact: Matthew Bowen or Hugo Harding  
Tel: 0208 367 5511  
eddisons.com





## 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, Caffe 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 £26,875 per annum exclusive. VAT is payable

## Accommodation

<b>Total</b>	<b>99.87 SQ M</b>	<b>1,075 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-85

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

## Contact:

**MATTHEW BOWEN**

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