

COMMERCIAL ESTATE AGENTS & VALUERS

**\*ONE SUITE LET, ONE REMAINING\***

**MODERN AIR-CONDITIONED OFFICE SUITE**

**1,008 SQ FT APPROX**

**TO LET**

**FAIRCHILD HOUSE, REDBOURNE AVENUE,**

**FINCHLEY CENTRAL LONDON N3 2BP**



**LOCATION**

The building is prominently situated on the corner of Ballards Lane and Redbourne Avenue and being within a few minutes' walk of Finchley Central Underground Station (Northern Line). Excellent road communications are afforded via the North Circular Road (A406), A1, M1 and M25 motorways.

Finchley Central's shopping centre including Tesco, Costa Coffee, Sainsburys and Little Waitrose provide many amenities for staff.

All Transactions are Subject to Contract

1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

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**TELEPHONE: 020 8346 5100**



**ACCOMMODATION** Comprises a self-contained office suite on the second floor both arranged as a large open plan area together with two partitioned offices affording the following approximate:

**FLOOR AREA**                      **1,008 SQ FT**

**AMENITIES**

- \* Entryphone
- \* Spacious ground floor entrance area with receptionist
- \* Passenger lift
- \* Air conditioning
- \* Carpeting
- \* Suspended ceilings with LED lighting
- \* Double glazing
- \* Raised floor
- \* Shared kitchen
- \* Fitted cupboards
- \* 2 car parking spaces

**LEASE**

A new effective internal repairing and insuring lease to be granted for a term up to 5 years. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections relating to Security of Tenure and Compensation).

**RENT**

£24,200 per annum exclusive plus VAT.

**SERVICE CHARGE**

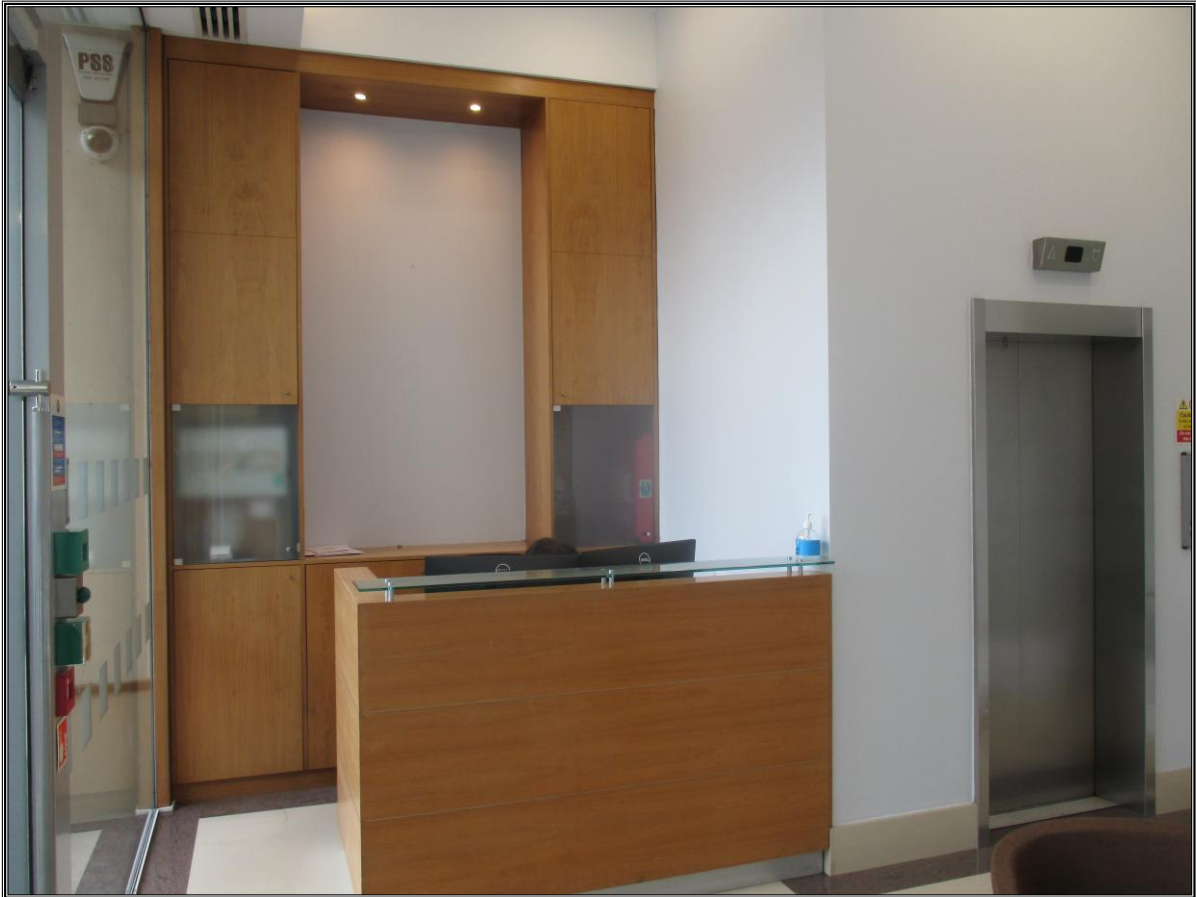
£11,200 per annum approx plus VAT.

**RATES** Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable value is £17,750 and the rates payable for 2025/26 are £8,857 per annum. Interested parties should confirm annual rates payable with local rating authority.

**EPC RATING** B.

**LEGAL COSTS** Each party to be responsible for their own legal costs incurred.

**VIEWING** Strictly by appointment through sole agents as above.







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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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