

COMMERCIAL ESTATE AGENTS & VALUERS

**AIR-CONDITIONED OFFICE SUITES**

**1,554 – 3,108 SQ FT APPROX**

**TO LET**

**1 TORRINGTON PARK, NORTH FINCHLEY,  
LONDON N12 9TB**



All Transactions are Subject to Contract

1 BEDFORD ROAD  
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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



**LOCATION**

The premises are situated close to the junction with High Road (A1000) and therefore benefits from the multiple shopping centre which provides many amenities for staff. Woodside Park Underground Station (Northern Line) is within easy reach, as well as the bus terminal at Tally Ho Corner.

**ACCOMMODATION**

Comprises a choice of two offices office suites on either the entire first or second floors, arranged mainly as an open-plan areas affording the approximate floor areas:

<b>FIRST FLOOR</b>	<b>1,554 SQ FT</b>
<b>SECOND FLOOR</b>	<b>1,554 SQ FT</b>
<b>TOTAL AREA</b>	<b>3,108 SQ FT</b>

**AMENITIES**

- ❖ Video entryphone
- ❖ Passenger Lift
- ❖ Independent gas fired central heating per floor
- ❖ Air-conditioning
- ❖ LG8 lighting
- ❖ Carpeted
- ❖ Kitchenette on each floor
- ❖ 2 car parking spaces per floor
- ❖ Furniture available

**LEASE**

A new full repairing and insuring sub lease for a term up to 30<sup>th</sup> November 2030. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

<b>RENT</b>	£28,000 per annum exclusive.
<b>SERVICE CHARGE</b>	Awaiting confirmation although estimated at £5.00 per sq ft approx.
<b>RATES</b>	To be assessed although estimated at £8.75 per sq ft approx.
<b>EPC</b>	Awaiting.
<b>LEGAL COSTS</b>	Each party to be responsible for their own costs incurred.
<b>VIEWING</b>	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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