

## TO LET: GROUND & FIRST FLOOR OFFICES WITH BASEMENT ROOMS



### 3, UNION STREET, BARNET, EN5 4HY

Offices with their own street entrance door - arranged over ground, first & basement levels.  
Conveniently situated close to the junction with Barnet High Street and lying within half a mile of High Barnet underground station (Northern Line).

The property is available for immediate occupation – new lease (terms to be negotiated).

*All viewings – strictly by appointment only*

**RENT £19,500 PAX – NO PREMIUM**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

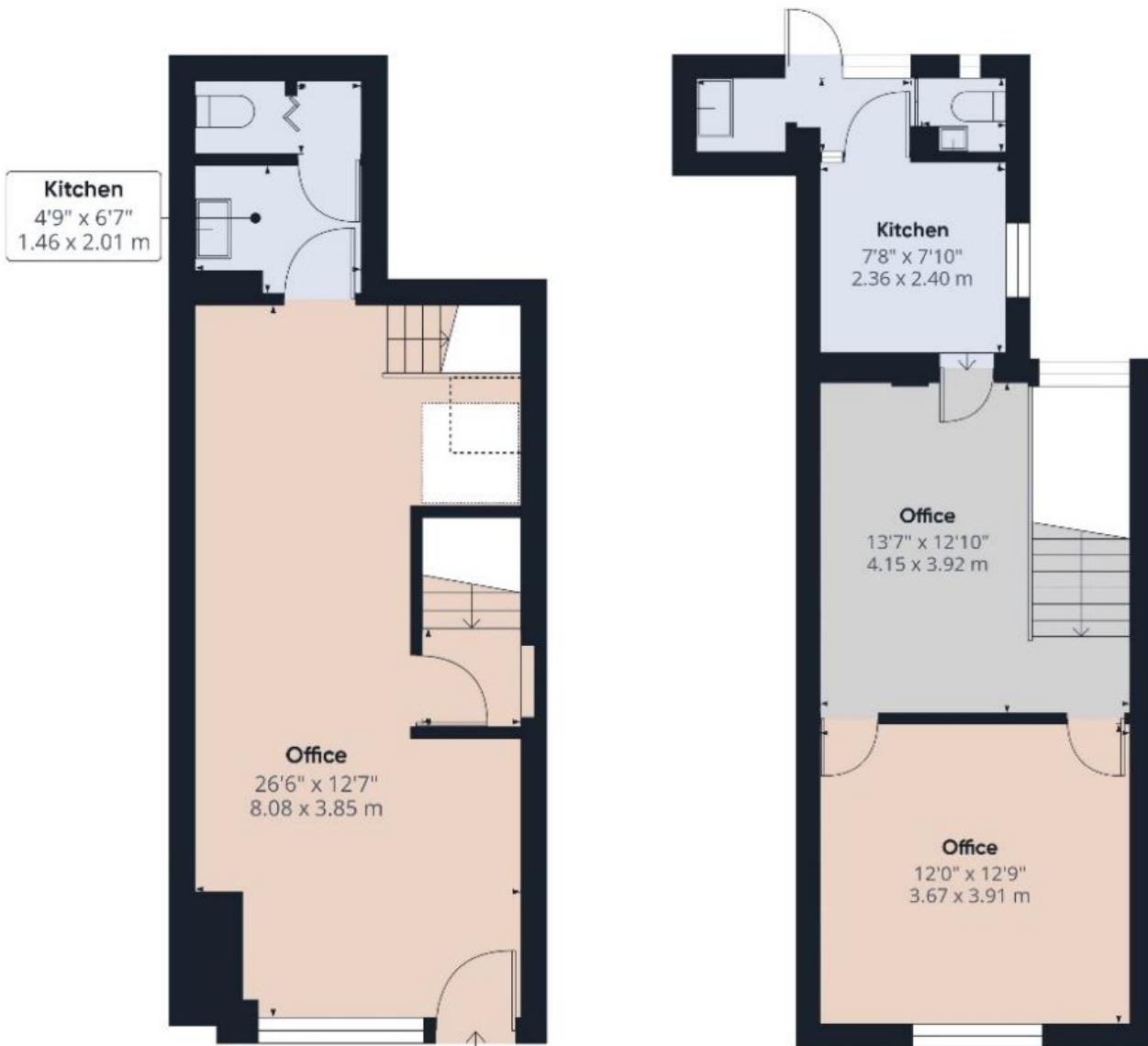
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

3 Union Street, Barnet, EN5 4HY

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**Not to Scale**  
For identification Purposes only



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## ACCOMMODATION:

**Ground Floor;** Floor to ceiling height of 7'9 (2.36m). Door leading to staircase to basement, stairs to first floor, door through to kitchen, beyond which there's a further door opening to WC/basin area.

**First Floor;** Arranged with 2 office areas -one with windows to front, one with window to rear, both with dado & picture rails, and floor to ceiling heights of 8'6 (2.59m). Door & step down to kitchen, beyond which there's a rear lobby with wall mounted *Vaillant* combination boiler (gas CH), door to WC and further door leading to an external staircase providing means of escape to rear.

**Basement;** Two, well-lit rooms with ventilation ducting & floor to ceiling height of 7'9 (2.36m)

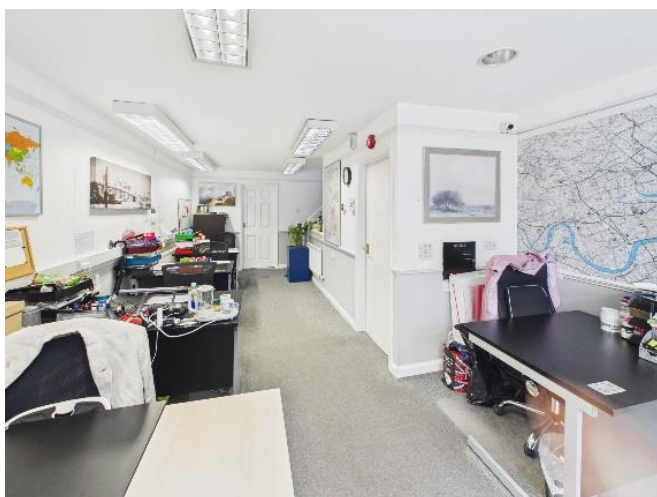
**GIA (INCLUSIVE OF BASEMENT ROOMS): 1,015ft<sup>2</sup> (94.3m<sup>2</sup>)**

**Lease Term:** New FRI Lease – terms to be negotiated.

**Legal Fees:** Each party responsible for their own legal costs.

**Business Rates:** According to the VOA web site, the 2026 **Rateable Value** is £14,500. This is NOT the amount of rates payable. For the actual rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

**EPC: D 82**



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