

For Rent

£45,000
Per Annum

New FRI Lease



**Modern second floor office to rent on
a new FRI lease**

**869 High Road, North Finchley,
London, N12 8QA**



Jeremy Leaf & Co
863 High Road, Finchley N12 8PT

020 8446 4295
land@jeremyleaf.co.uk

A modern second floor office of approx. 1600 sq. ft in a well-maintained building available for rent on a new FRI lease.

The property comes with air conditioning, lift, intercom/video entry system, 2 off street parking spaces. There is a service charge of approx. £4000 per annum which includes building insurance, lift maintenance, communal electricity and cleaning etc.

Prominently located on North Finchley High Road almost opposite Sainsbury's superstore and approximately 0.4 miles from Woodside Park (Northern Line) tube station.

North Finchley bus station is also just 0.4 miles away and there are several bus routes (125, 263) that pass the door.

The North Circular Road is only a short drive away providing links to the M1 and M25.

Terms are as follows:

- Rent: £45,000 per annum
- Term: New FRI lease minimum 5 years
- The lease will be outside the Landlord & Tenant Act
- No premium
- Rent reviews: Every 3 years
- 6 months deposit
- Each party to be responsible for their own costs.

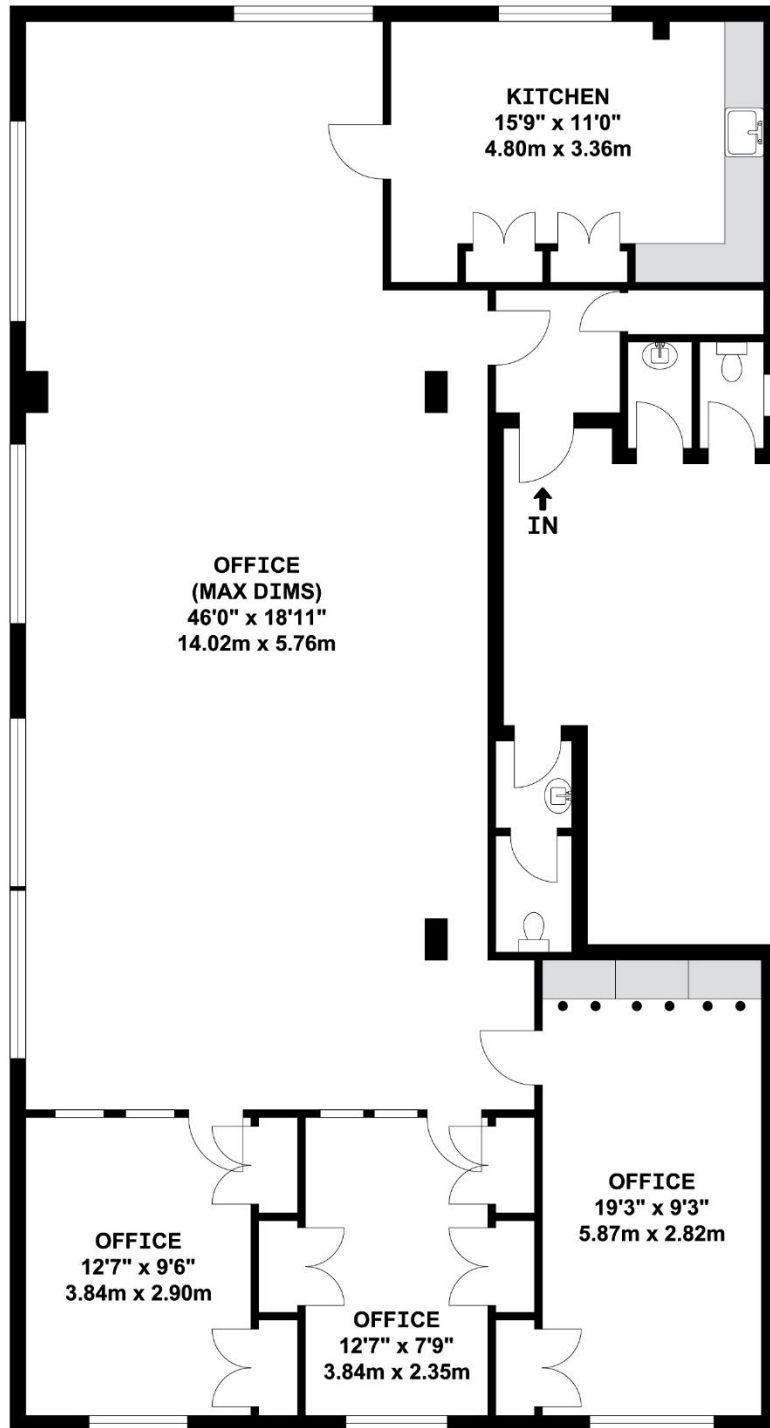
The current rateable value is £24,000 (as taken from Gov.uk). From the 1st April 2026 it will be £26,500. This is not the amount you will pay. The rateable value is used to calculate your rates bill. We are informed by the landlord the current rates payable are approx. £11,700 per annum however prospective tenants are advised to contact the local authority in respect of the rates payable to confirm the exact amount.

Viewings are strictly by appointment only with owners' sole agents Jeremy Leaf & Co. Please contact us on 0208 446 4295 for more information.



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SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1607.37 SQ. FT / 149.33 SQ. M

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