

**SELF CONTAINED FIRST FLOOR OFFICES**

## Northside House

Mount Pleasant, Cockfosters, EN4 9EB

### Self Contained First Floor Offices

### With The Benefit of 5 Car Parking Spaces

**3,353 Sqft (311 Sqm)**

### To Be Let

**3,353 sq ft**  
(311.50 sq m)

- Excellent Natural Light
- Fully Carpeted
- Great Transport
- Secure Gated Yard
- 5 Car Parking Spaces
- Air Conditioning
- 24 Hour Access
- Male & Female WC's
- Kitchenette
- Intercom System
- Passenger Lift
- New key point...

## Summary

<b>Available Size</b>	3,353 sq ft
<b>Rent</b>	£73,766 per annum
<b>Rates Payable</b>	£25,391.25 per sq ft
<b>Service Charge</b>	£32,000 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (56)

## Location

The Property is situated on the corner of Cockfosters Parade and Mount Pleasant. The premises are well served with many multiple, local retailers, restaurants and bars. Transport facilities are excellent with Cockfosters Underground Station (Piccadilly Line) being immediately opposite the Building. Numerous bus routes also serve the area.

## Description

The Premises comprise self contained offices arranged on the first floor of this modern office building, split up to provide various private and general partitioned office areas including a boardroom. The offices are in good decorative condition fully carpeted with air conditioning and heating.

## First Floor Area

3,353 Sqft (311.50 Sqm)

## Rent

£73,766 pax plus Vat

## Lease

A New Full Repairing and Insuring Lease to be granted for a term of years to be agreed subject to periodic rent reviews. The Lease is to be granted outside the security of the Landlord and Tenant Act 1954.

## Legal Costs

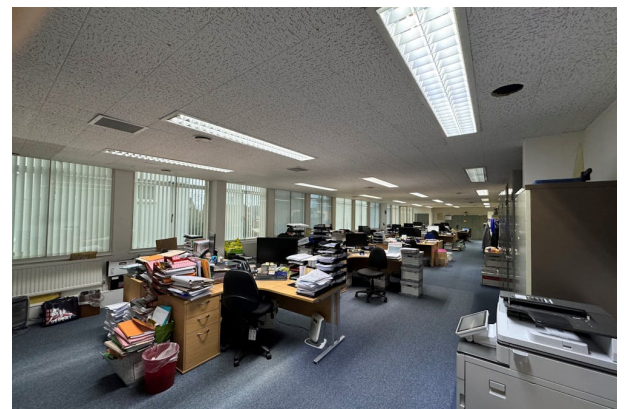
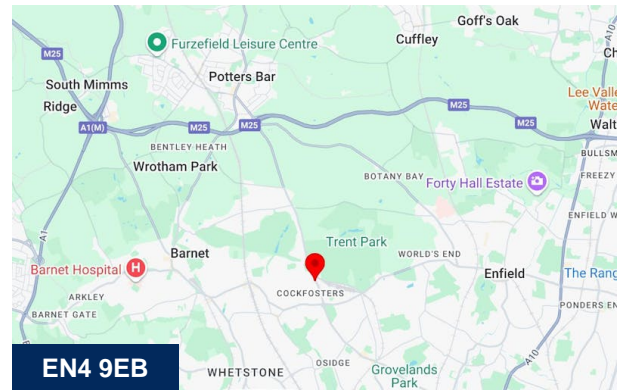
Each party to bear their own Legal Costs

## Identification

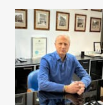
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

## Viewings

Strictly by appointment through owner's SOLE agents as above.



## Viewing & Further Information



**Paul Stone**

0207 482 1203 | 079 7384 5462

paul.stone@christo.co.uk

