

UNITEC HOUSE 2 Albert Place, Finchley N3 1QB 2,343/4,686 sq ft Offices To Let Only £20 psf inclusive of car parking



LOCATION

Albert Place runs behind and parallel with Ballards Lane, within a few minutes walk of Finchley Central underground (Northern Line).

There are good road communications with the North Circular Road (A406) approximately one mile, M1 approximately two miles and M25 approximately six miles away.

The shopping centre in Ballards Lane is within close proximity .

ACCOMMODATION

The second and third floors are available together or separately.

The offices are currently arranged as a mix of open plan space and private meeting rooms, divided by demountable partitioning. The approximate internal areas are :

Second floor	2,343 sq ft	(218 sq m)
Third floor	2,343 sq ft	(218 sq m)

AMENITIES

- Entryphone
- Laminate flooring
- Suspended ceiling
- Air conditioning
- Double-glazing
- Parking for 8 vehicles
- 8 person passenger lift
- Gas fired central heating
- Recessed lighting
- Vertical blinds
- Kitchen
- Gated car park



LEASE - An effective full repairing and insuring lease for a term expiring 30th September 2027

RENT - Only £20 psf inclusive to include car parking

RATES - Estimated rates payable £8.60 per sq ft per annum. **EPC RATING** - to be assessed

SERVICE CHARGE - Estimated service charge £7.77 per sq ft per annum

LEGAL COSTS - Each party is to be responsible for their own legal costs incurred

VIEWING -Strictly by arrangement through sole letting agents

james.couse@heyfordmasons.com

07918 690558