



Northside House

Mount Pleasant, Cockfosters, EN4 9EB

Self Contained Refurbished First Floor Offices

With The Benefit of 5 Car Parking Spaces

To Be Let

3,353 sq ft
(311.50 sq m)

- Excellent Natural Light
- Fully Carpeted
- Excellent Transport Links
- Secure Gated Yard
- 5 Car Parking Spaces
- Air Conditioning
- 24 Hour Access
- Male & Female WC's
- Kitchenette
- Intercom System
- Passenger Lift
- Newly Refurbished

Summary

Available Size	3,353 sq ft
Rent	£73,766 per annum
Rates Payable	£25,391.25 per sq ft
Service Charge	£32,000 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	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

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

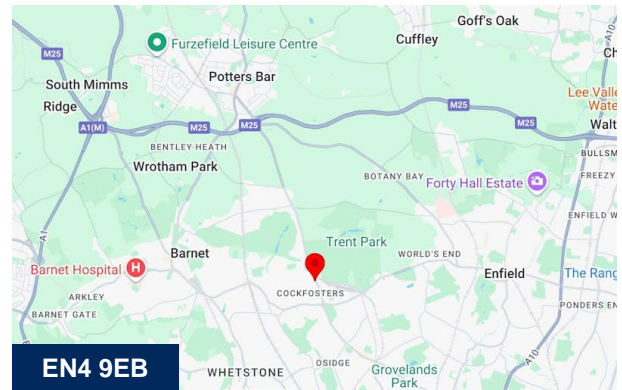
Each party to bear their own Legal Costs

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

