



PETERMANS
LOCAL PROPERTY EXPERTS



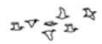
Brake Shear House
164 High Street,
High Barnet, EN5 5XP
**Three new self contained
buildings To Let**
1175 sq ft – 8112 sq ft

- New development
- Centre of High Street
- Close to all public transport links
- Flexible Use Class E
- Parking available
- To let
- Grade A specification

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



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side elevation - north

New town centre mixed use development comprising 59 apartments and commercial accommodation. The development is located off Barnet High Street (A1000), opposite The Spires Shopping Centre and surrounded by many restaurants, and multiple retailers and commercial service companies. The area is well served by public transport, with High Barnet Station (Northern Line and Bus Terminus) a short walk away.

New Barnet and Oakleigh Park Thameslink have trains to Kings Cross in 15-18 mins.

The buildings are at the front of the scheme, a few steps from the High Street.

ACCOMMODATION

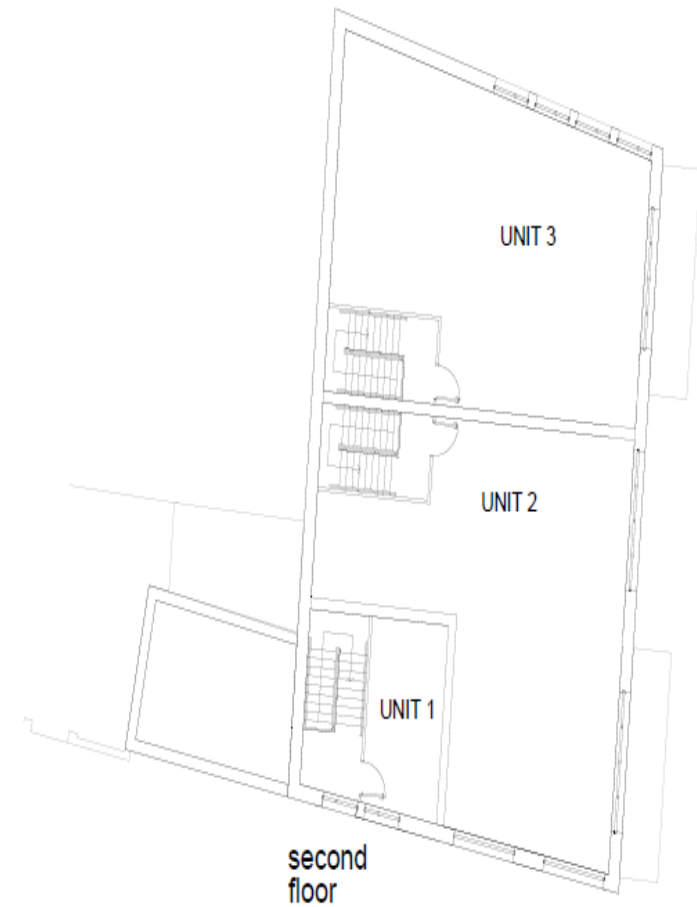
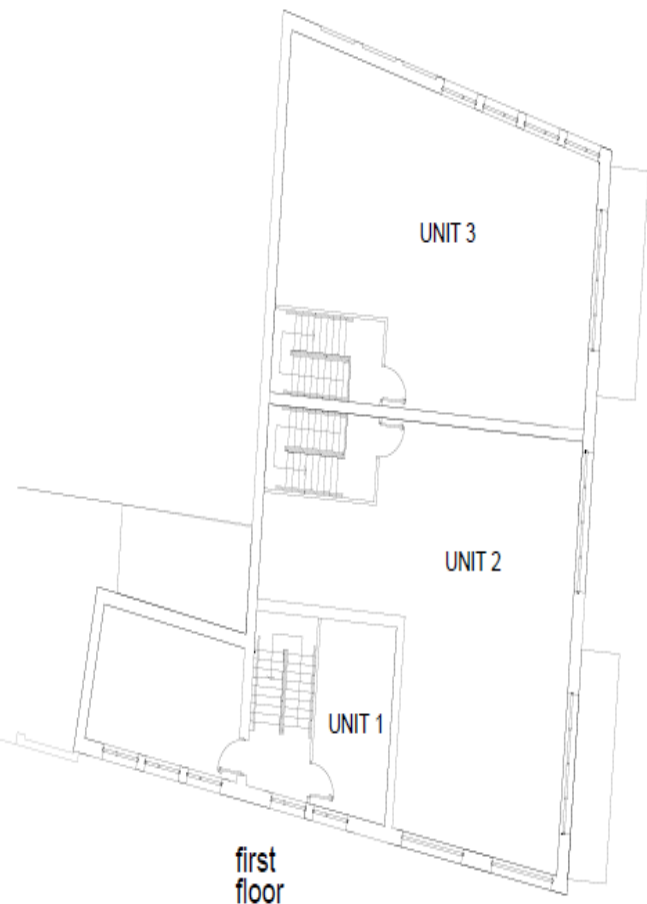
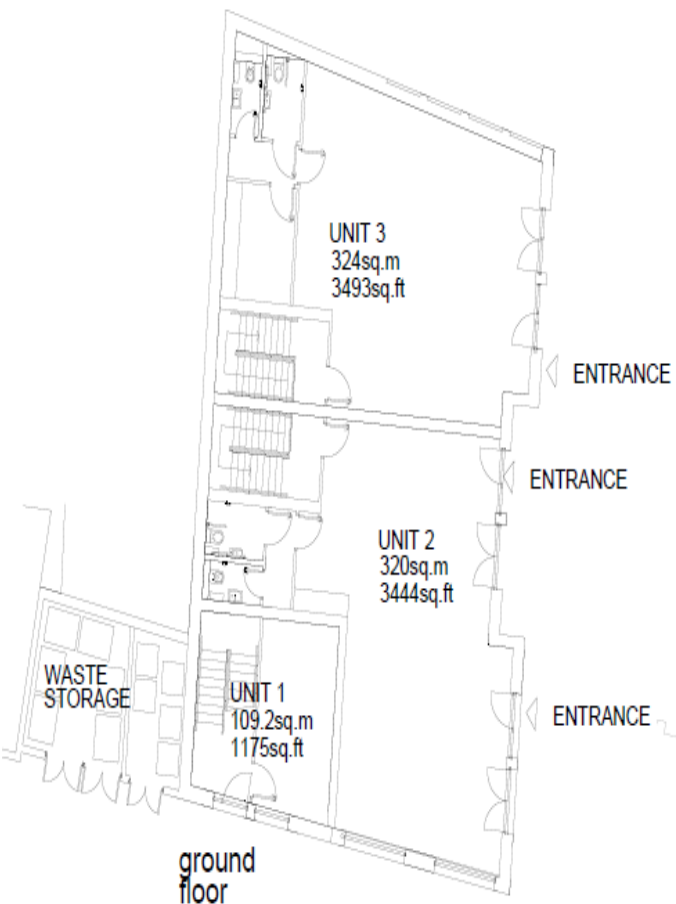
3 new self-contained office buildings each on 3 floors offering the following accommodation:

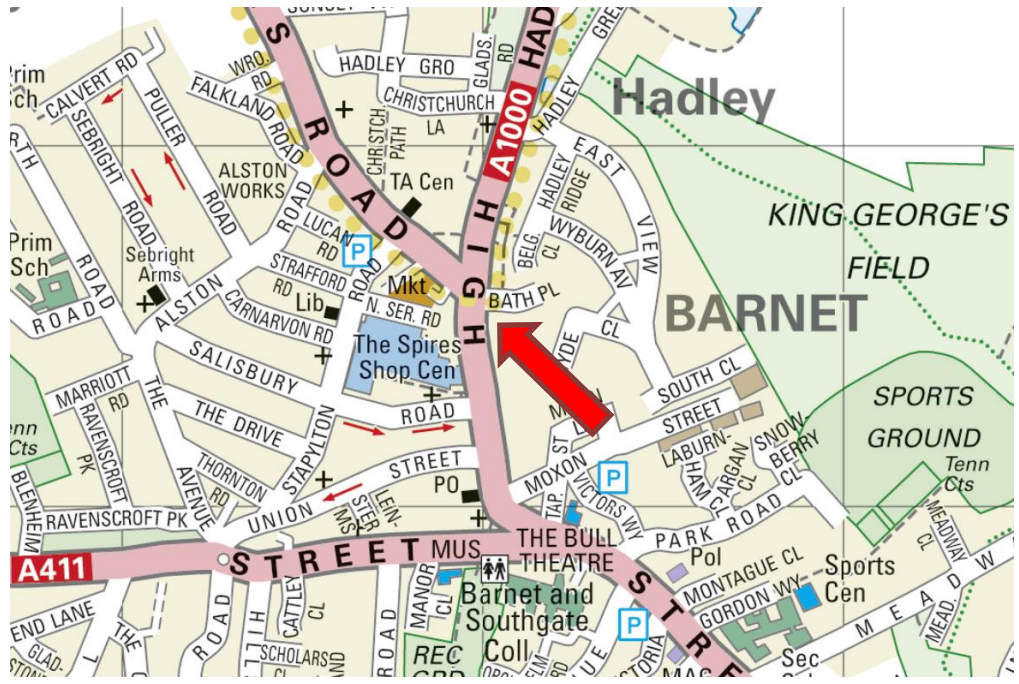
UNIT	NIA	GIA
1	758	1175
2	3078	3444
3	3131	3493

The units are to be finished to Grade A specification



side elevation - south





TERMS

LEASE : A new FR& I lease for a term by arrangement

RENT: £35.00 psf per annum exclusive subject to contract + VAT (if applicable)

AFFORDABLE RENT: From £31.50 per sq ft pax stc + VAT

RATEABLE VALUE: TBC

SERVICE CHARGE: TBC

EPC: TBC.

POSSESSION: Spring 2025

VIEWING – By appointment only via Howard Peterman of Petermans 020 8958 5040

howard@petermans.co.uk