

2nd Floor,
311 Ballards Lane,
North Finchley,
N12 8LY

MARTYN GERRARD

COMMERCIAL



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Grant of a
New Lease

E- Commercial
Business &
Service

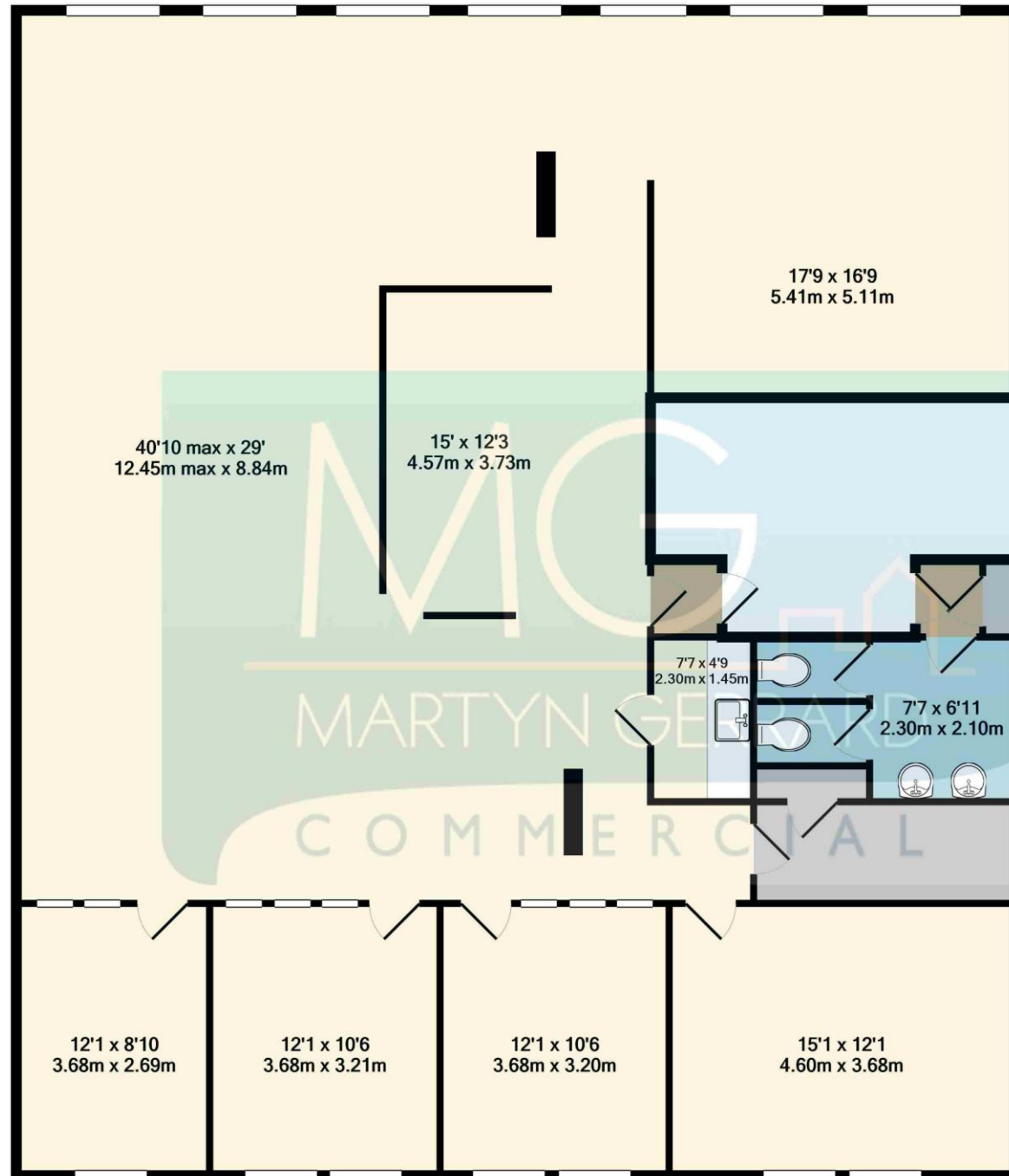
Office Premises

2nd Floor

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Total 2nd
Floor Area

195.1 M²
(2100 ft²) approx.



TOTAL APPROX. FLOOR AREA 2290 SQ.FT. (212.7 SQ.M.)
GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation

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New Lease**

**E- Commercial
Business & Service**

Office Premises

2nd Floor

Rent £50,000 pa



DESCRIPTION

This building is located on Ballard's Lane, North Finchley, a prominent office and retail area. The available accommodation has been fully refurbished to a high standard and occupies the entire second floor. It features an open-plan layout with multiple meeting rooms and offices, a storage space and a kitchenette. Additional features include 3 parking spaces, a passenger lift, communal toilets, internal perimeter trunking, window blinds, central heating, a suspended ceiling, carpeted flooring, and excellent natural light.

Tenure:
Grant of a new lease

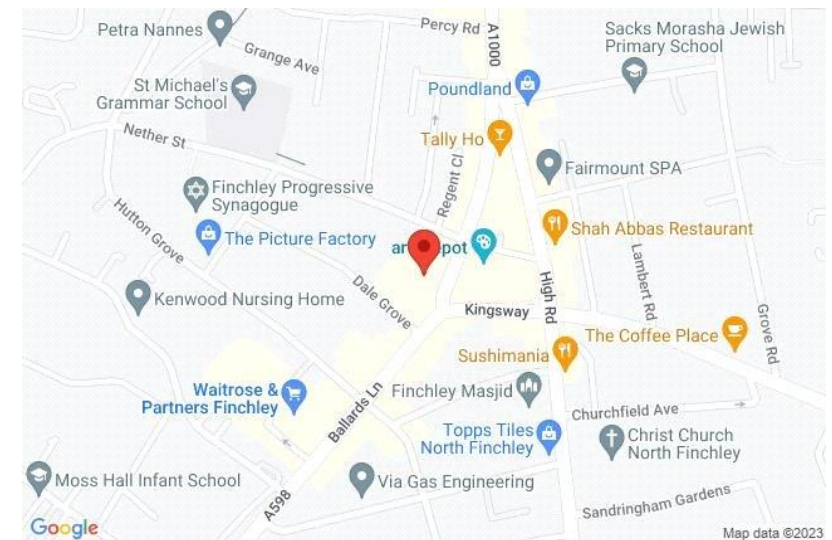
BUSINESS RATES

Interested parties are invited to make their own investigation to confirm whether any small business or rate relief may apply.

LOCATION

Close proximity to the A1000, A406, the North Circular and across the road from the North Finchley Bus Station. Woodside Park Underground Station is 0.7 miles away.

The high road is shared with Lloyds and Barclays Bank, Waitrose, Aldi, Waterstones, Boots, Superdrug and many of the brand known coffee retailers.



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METHOD OF SALE

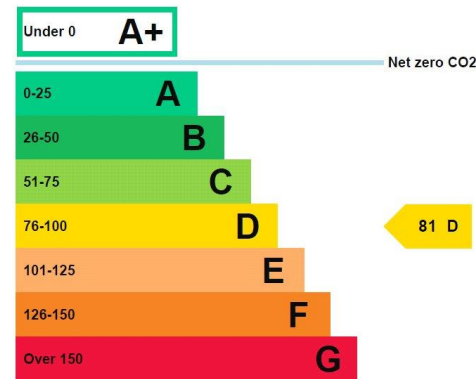
Both parties responsible for their own legal costs.

VIEWINGS

Viewings are strictly by appointment. Please contact Martyn Gerrard Commercial Department to make an appointment.

EPC

This property's energy rating is D.



IMPORTANT NOTICE

Maps are reproduced for Martyn Gerrard, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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FURTHER INFORMATION

Further technical information relating to the property is available at:
www.martyngerrard.co.uk

CONTACT

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