



Suite A, Northside House, Mount Pleasant, Barnet, EN4 9EB

Self Contained Refurbished First Floor Office, Available With The Benefit of 5 Car Parking Spaces! Potential to split into smaller offices!

Key Points

- Excellent natural light
- Excellent transport links, with Colliers Wood station within 150 yards
- Air conditioning
- Passenger lift
- Recently refurbished
- Secured gated yard, with 5 allocated parking spaces
- 24 hour access
- Kitchenette

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Summary

| | |
|----------------|------------------------------------|
| Available Size | 239 to 1,502 sq ft |
| Rent | £7,300 - £37,500 per annum |
| Rates Payable | £7.57 per sq ft |
| Service Charge | £9.54 per sq ft |
| Estate Charge | N/A |
| Total | £17.11 - £17.11 per sq ft |
| Car Parking | Subject to negotiation |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (56) |

Description

The premises comprise self-contained first floor offices within a modern office building. The accommodation is arranged to provide a mix of private and open-plan partitioned office areas, together with a boardroom. The offices are presented in good decorative condition, fully carpeted, and benefit from both air conditioning and heating.

There is potential the split the unit into smaller suites, and let individually.

Location

The property occupies a prominent corner position at the junction of Cockfosters Parade and Mount Pleasant. The surrounding area offers a wide range of multiple and independent retailers, restaurants, and bars. Transport connections are excellent, with Cockfosters Underground Station (Piccadilly Line) situated directly opposite the building, together with numerous bus routes serving the locality.

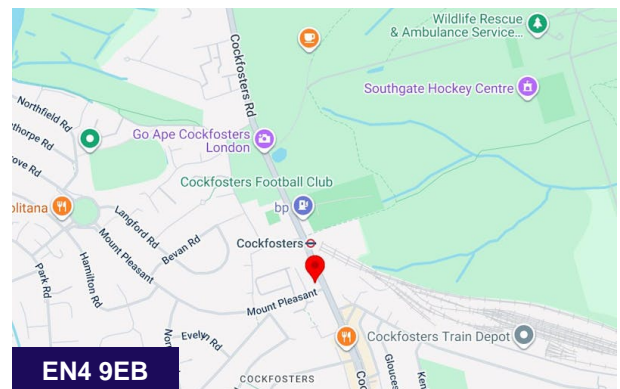
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent | Availability |
|----------------|-------|--------|--|--------------|
| 1st - Suite A | 1,502 | 139.54 | £37,500 /annum Includes 2 Car Parking Spaces | Available |
| 1st - Suite A2 | 313 | 29.08 | £9,360 /annum | Available |
| 1st - Suite A3 | 239 | 22.20 | £7,300 /annum | Available |
| 1st - Suite A4 | 477 | 44.31 | £14,400 /annum | Available |
| 1st - Suite A5 | 473 | 43.94 | £14,300 /annum | Available |

Terms

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. The guide rent is circa £73,750 pa.



Get in touch



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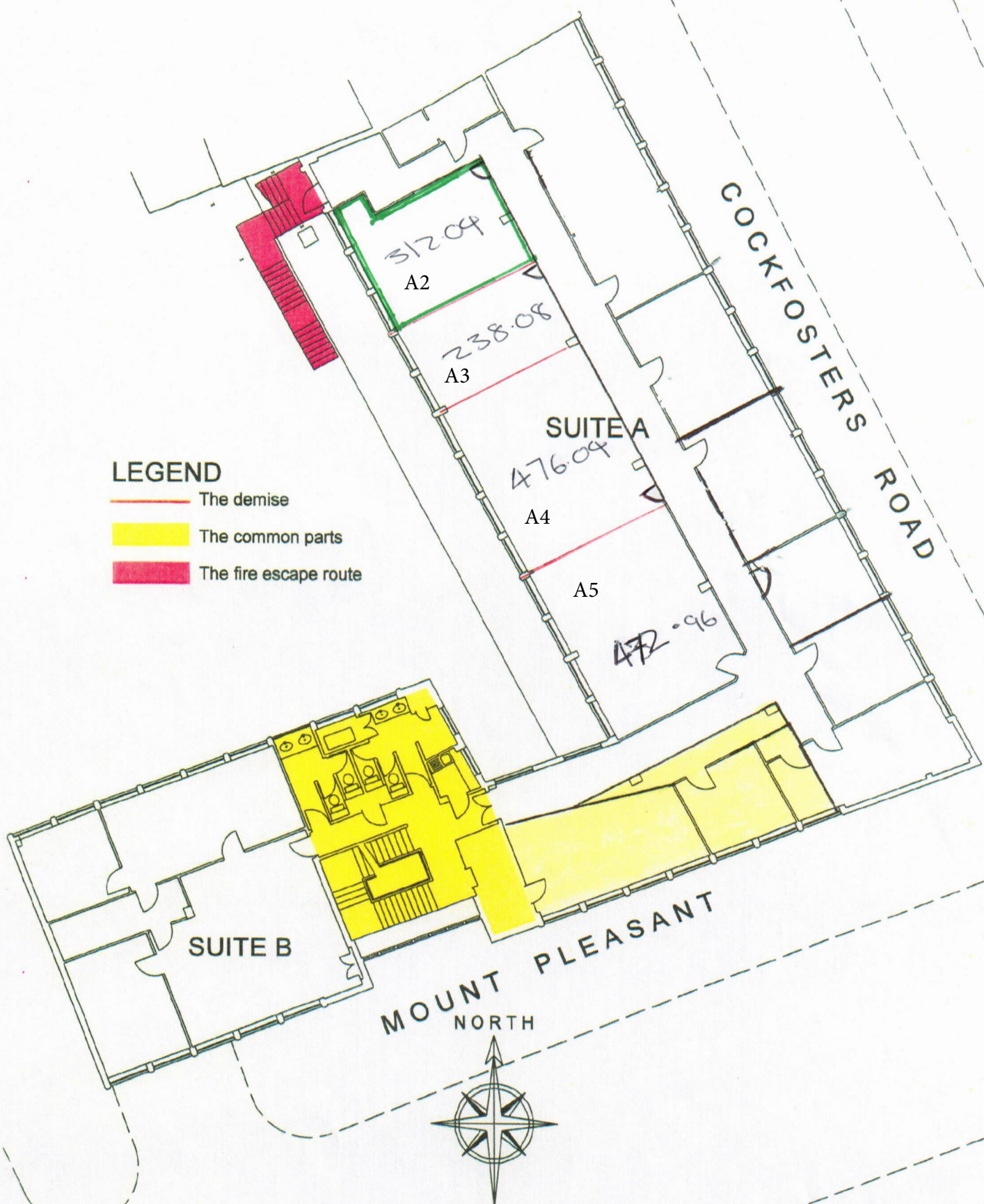
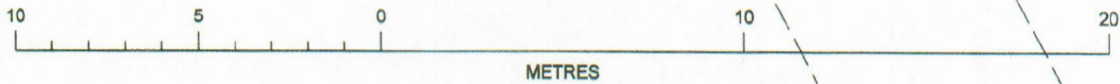


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- LEGEND**
- The demise
 - The common parts
 - The fire escape route

**FIRST FLOOR, NORTHSIDE HOUSE
MOUNT PLEASANT, BARNET EN4.**

SCALE: 1 / 200 AT A4 SIZE. JANUARY 2012

PREPARED BY BUILDING DESIGN CONSULTANCY UK LTD 42 FORESDALE, LONDON N14 7DX. TEL: 020 8886 4297
LAYOUT IS BASED ON MEASURED SURVEY DRAWING 3963/08 PREPARED BY W.P.G SURVEYS LAND SURVEYORS