



TO LET

**Second Floor, 869A
High Road, London, N12
8QA**

1,871 sq ft

2nd Floor Office within a
smart and well presented
building in North London.



VIDEO TOUR

stirlingackroyd.com



Description

The available accommodation is situated on the second floor and provides a fully fitted office suite, ready for immediate occupation. The space benefits from excellent natural light throughout, creating a bright and welcoming working environment. Internally, the accommodation includes WCs, a kitchenette and a practical layout suitable for a range of office occupiers. The building is accessed via a smart communal entrance, providing a professional first impression for staff and visitors.

Key points

- Excellent Natural Light
- Fully Fitted
- Demised Kitchenette
- Air-Conditioning



Location

869 High Road is positioned in the heart of North Finchley, benefiting from a prominent High Road location surrounded by a wide range of shops, cafés, restaurants and local amenities. The area is well served by numerous bus routes, with Woodside Park Underground Station providing access to the Northern Line and Central London. The property also benefits from good road connectivity, with the A406 North Circular within easy reach, linking to wider North London and the motorway network.

Transport Links



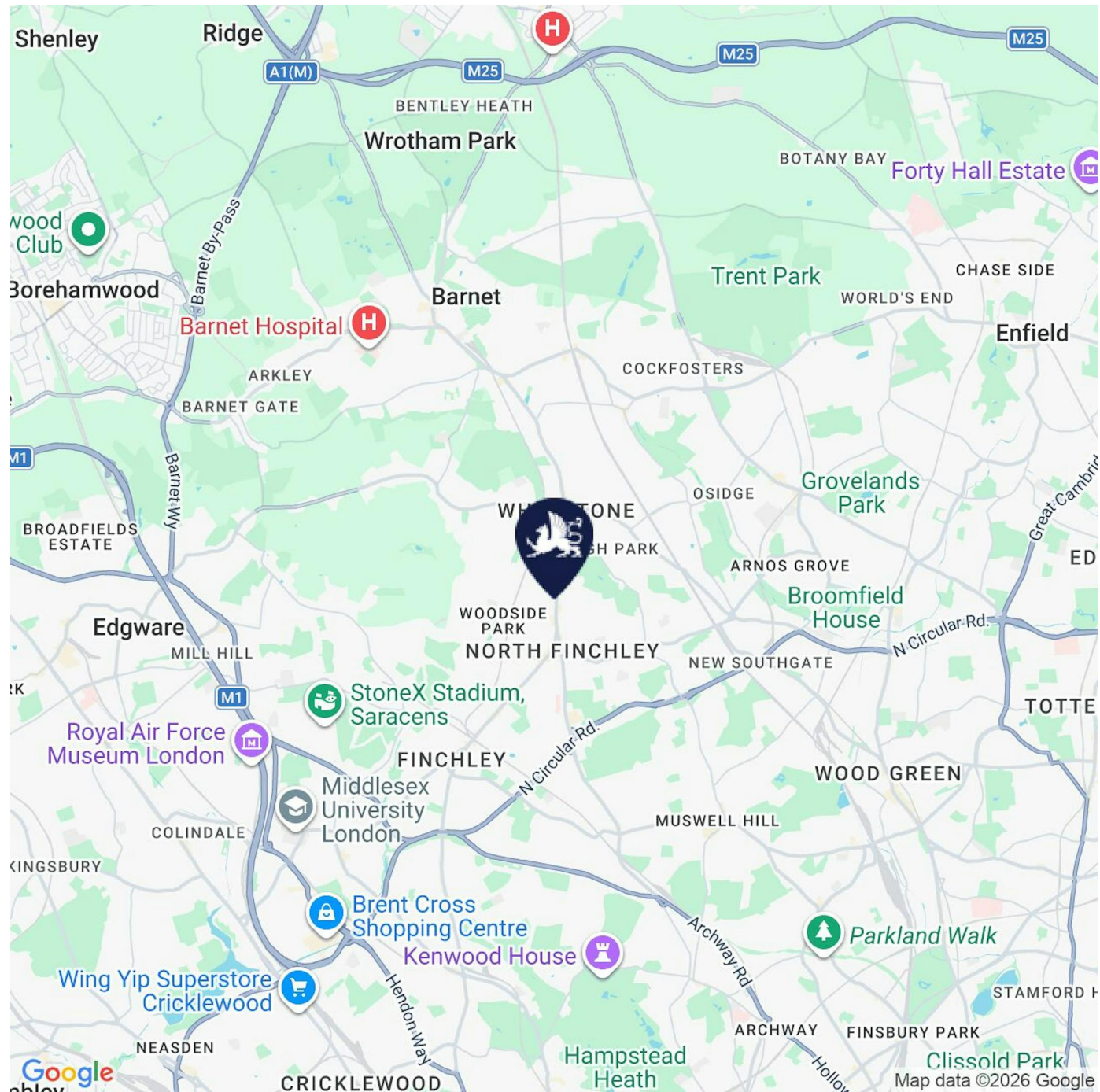
Woodside Park 0.4 Miles



Totteridge and Whetstone 0.8 Miles



West Finchley 0.8 Miles

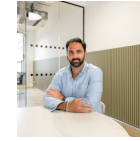




Accommodation

Name	sq ft	sq m	Availability
2nd	1,871	173.82	Available

Viewing & Further Information



Dimitri Melaisi
0203 911 3666
07940 239 327
dmelaisi@stirlingackroyd.com

Rents, Rates & Charges

Lease	New Lease
Rent	£43,000 per annum
Rates	£11,395 per sq ft
Service Charge	On application
VAT	On application
EPC	D (85)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 02/07/2026