

STAG COURT

201 High Road, East Finchley, N2 8AL

Highly prominent retail/office/showroom to let with up to 4 parking spaces.

2,100 SQ FT

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Summary

Available Size	2,100 sq ft
Rent	£50,000 per annum
Business Rates	To be confirmed.
Service Charge	A contribution to the car park maintenance and building insurance will be levied.
VAT	Applicable
EPC Rating	B (33)

Key Features

- Up to 4 parking spaces
- 138ft return frontage
- Use Class E
- All uses will be considered
- Air conditioned
- Floor to ceiling windows with triple aspect
- WC's and shower

Description

This bright and spacious ground floor commercial unit was previously used as offices and has undergone a comprehensive refurbishment. The existing furniture can either be retained or removed.

The property offers triple aspect windows with a large return frontage of 135 ft. views. Offered in excellent condition throughout with a variety of partitioned office and meeting rooms. The space is designed to be flexible with sound-insulated folding partitions opening to create a large presentation area or closing to offer discreet rooms. Externally, the unit is imposing and highly visible from all directions allowing use of the all-round windows for branding if desired.

Other benefits include air conditioning, meeting and conference rooms, internal interconnecting doors, fitted kitchen and dining area, WCs, DDA WC, shower and changing room, alarm, security shutters and with the benefit of up to 4 parking spaces.

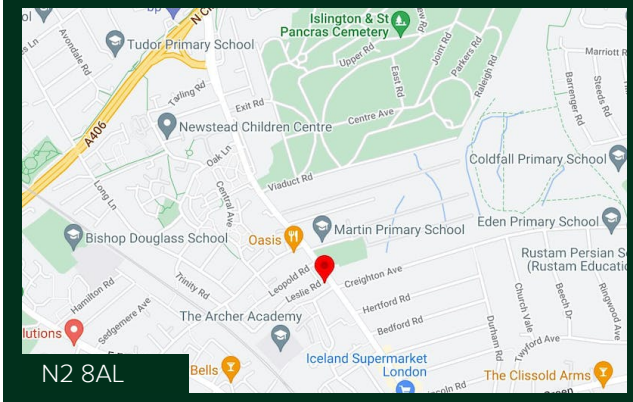
The property would suit a variety of occupiers that include retail, medical and leisure.

Location

East Finchley is a neighbourhood in North London, known for its spacious homes and peaceful streets. Located just a few miles from the heart of the city, East Finchley offers a convenient and quiet escape from the hustle and bustle of central London. The area is surrounded by beautiful parks and open spaces, including Hampstead Heath and Highgate Woods.

The property is within easy reach of North Circular Road (A406) and M1 Motorway. East Finchley Underground Station (Northern Line) is a 7 minute walk away with bus routes lining the way.

Local occupiers include Sainsburys, Caffè Nero, Costa Coffee, Budgens, Subway, Dominos, Iceland and the Phoenix cinema. Additionally there are a range of independent cafes and restaurants.







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