

# 107 LANCASTER ROAD

NEW BARNET, EN4 8AS

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# TO LET

## 1,600 TO 6,400 SQ FT

Newly constructed commercial space available as a whole or on a floor-by-floor basis

### Key Features

- Newly constructed
- 24/7 access
- Cycle storage
- Split into private meeting rooms
- Kitchen and WC to each floor
- Within a few minutes walk of New Barnet Station
- Passenger lift
- On site showers
- Gated parking (available by separate agreement)
- Suit a variety of occupiers in medical, leisure and office sectors
- Excellent natural light

**Vulcan Works, 107 Lancaster Road**  
New Barnet, EN4 8AS





## Description

This newly constructed five-storey commercial building offers modern, flexible accommodation suitable for a variety of occupiers.

The property benefits from large windows throughout, providing excellent levels of natural light, together with passenger lift access serving all floors.

Each floor is thoughtfully arranged to provide eight individual offices or treatment rooms, together with dedicated kitchen and WC facilities, allowing occupiers to operate independently. On-site parking is also available by separate negotiation.

The building is available to let either as a whole or on a floor-by-floor basis, offering flexibility to accommodate a range of occupational requirements.

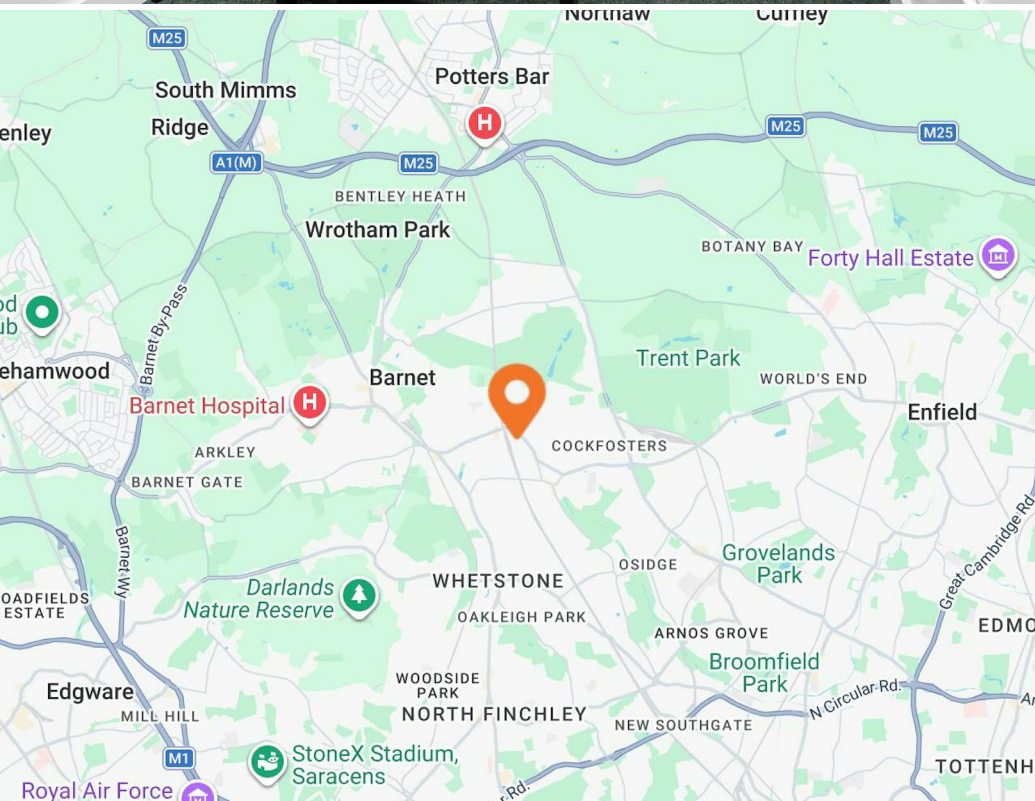
The accommodation would be particularly well suited to medical, healthcare, wellness and leisure operators, as well as professional practices seeking consulting rooms, therapy suites or private treatment facilities, subject to any necessary consents.

## Location

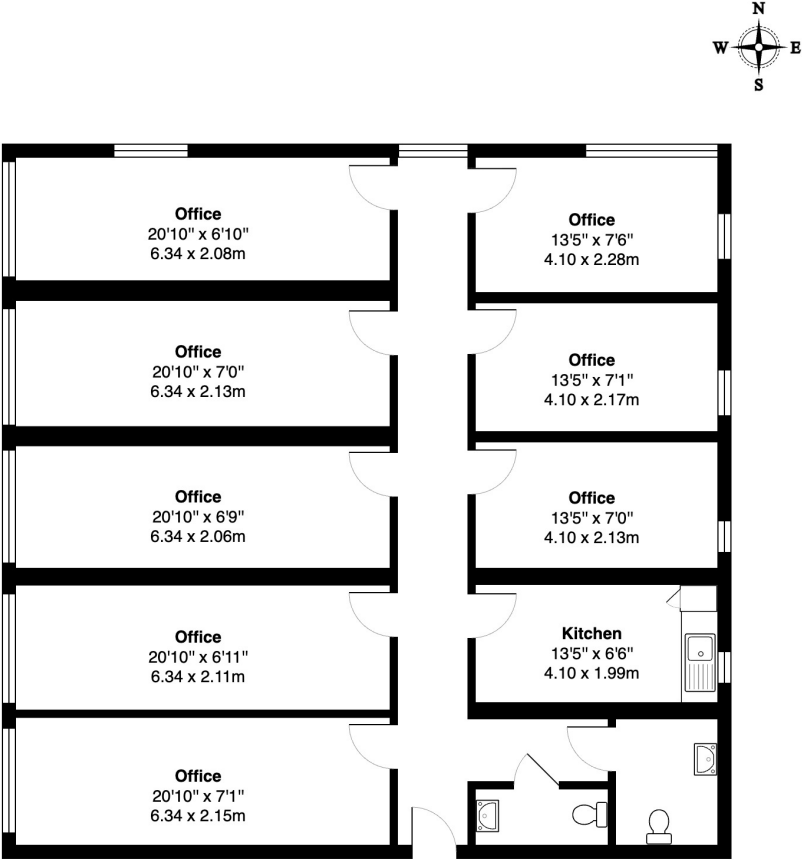
New Barnet has a variety of independent retailers based on East Barnet Road, 50 metres to the east, along with a Sainsbury's supermarket, large Pure Gym, local pubs and restaurants. New Barnet Rail Station is approximately 350 metres to the north west and provides Great Northern services which offer direct regular services to Finsbury Park, for access to Victoria and Northern Underground lines in 12 minutes, Moorgate (28 minutes) and Welwyn Garden City (19 minutes) (Source: TfL).

A number of bus routes service New Barnet providing routes across North London to Enfield in the east and Barnet to the west, as well as offering services south towards Central London. The site has excellent access to the national motorway network via the M25 which is approximately 4.8 km (3 miles) to the north and the A1 which is approximately 6.4 km (4 miles) to the west.

Trent Park, 320 hectares of open space is located approximately 1.6 km (1 mile) to the east of the site and there are numerous other areas of public open space nearby including Barnet Playing Fields to the west and Victoria Park to the north.







4th Floor

Vulcan Works, Lancaster Road EN4

Total Gross Internal Area: 1560 ft² ... 145.0 m²

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

# Availability

The accommodation comprises the following areas:

| Name           | sq ft                                   | sq m   | Rent           | Service charge | Total year | Availability |
|----------------|-----------------------------------------|--------|----------------|----------------|------------|--------------|
| 1st            | 1,600                                   | 148.64 | £35,000 /annum | £7,500 /annum  | £42,500    | Available    |
| 2nd            | 1,600                                   | 148.64 | £35,000 /annum | £7,500 /annum  | £42,500    | Available    |
| 3rd            | 1,600                                   | 148.64 | £35,000 /annum | £7,500 /annum  | £42,500    | Available    |
| 4th            | 1,600                                   | 148.64 | £35,000 /annum | £7,500 /annum  | £42,500    | Available    |
| Total          | 6,400                                   | 594.56 |                |                | £170,000   |              |
| Lease          | New Lease                               |        |                |                |            |              |
| Rent           | £35,000 - £140,000 per annum            |        |                |                |            |              |
| Rates          | To be confirmed                         |        |                |                |            |              |
| Service Charge | £4.68 per sq ft Inclusive of utilities. |        |                |                |            |              |
| VAT            | Applicable                              |        |                |                |            |              |
| EPC            | On application                          |        |                |                |            |              |

# Contact

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