

Ground Floor, Alexander House, 3 Shakespeare Road, N3 1XE

A spacious and versatile ground floor commercial unit of approx. 2500 sq. ft. suitable for offices or showroom



A spacious and versatile ground floor commercial unit of approx. 2500 sq. ft. suitable for office or showroom use amongst others.

The unit is situated just off Ballards Lane giving easy access to the multiple high street shops and transport links and just 0.2 miles from Finchley Central Underground Station (Northern Line).

The space is currently arranged as two showrooms, 5 separate offices, 3 WC's, shower room and kitchenette. It is in excellent condition throughout and provides bright airy rooms, with the benefit of parking for approx. 6 cars.

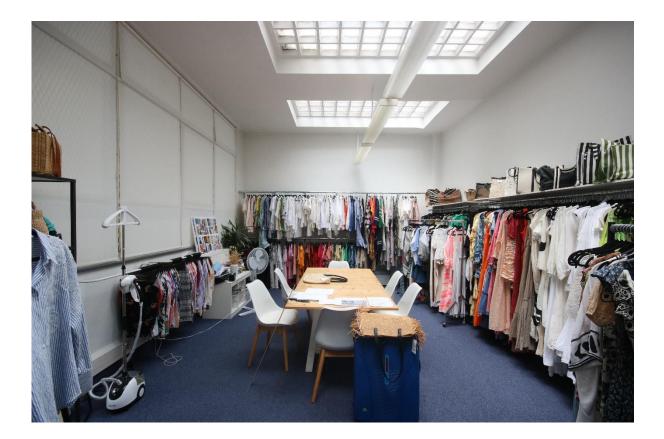
- New Lease 5 year lease with first break after 1 year, from then on mutual break with 6 months' notice.
 Outside the act
 - Rent £41,500 per annum + VAT
 - No Premium
 - EPC E

Rateable value £31,000 (amount payable approx. £15,469. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet).

Viewings by appointment only please contact Jeremy Leaf & Co for more information.











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