

TO LET

£41,500 PER ANNUM + VAT



## 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.





## Consumer Protection from Unfair Trading Regulations 2008

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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