



Cadbury Close,  
Whetstone. N20 9BD



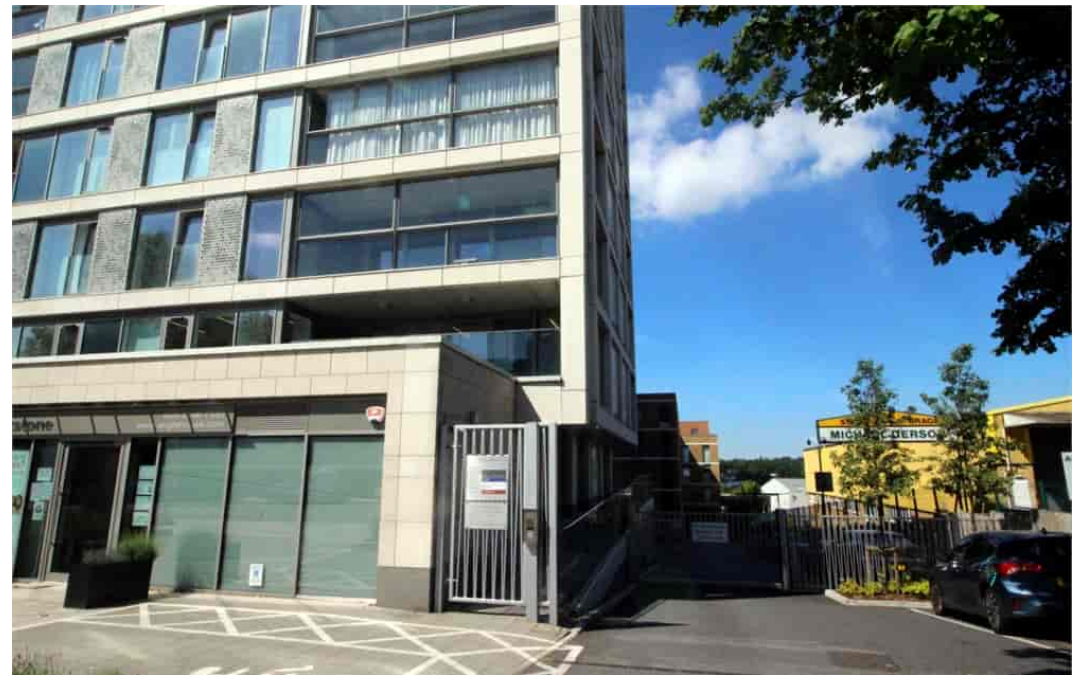
# £1,800,000

Leasehold

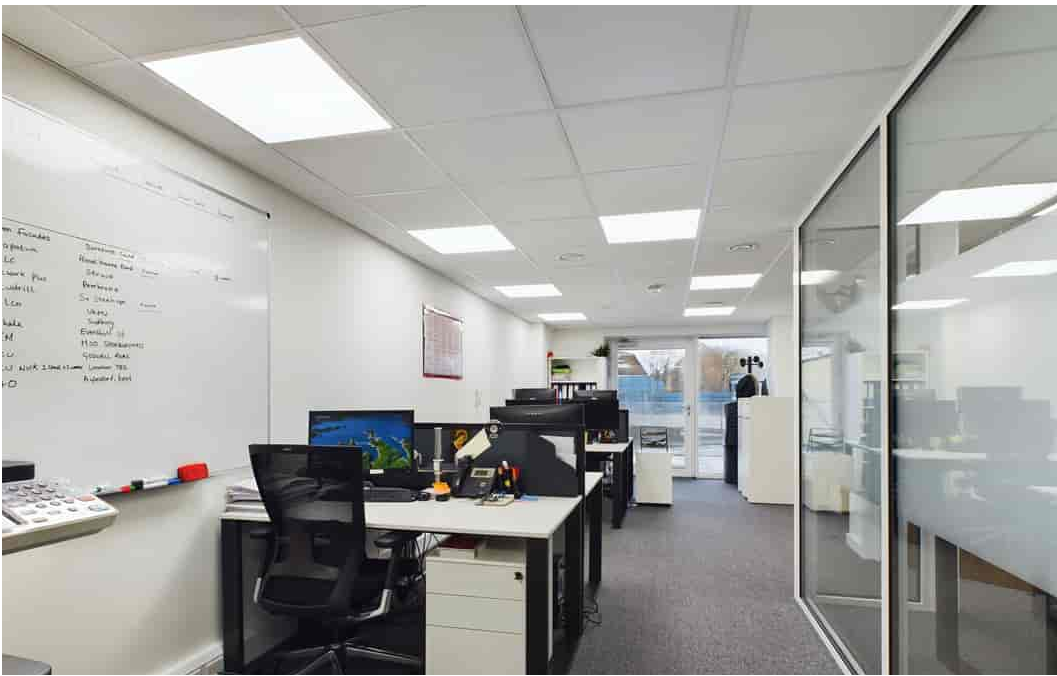
Being Sold via Secure Sale. Terms & Conditions apply. Starting Bid £1,800,000

This ultra-modern building is situated in a complex on the borders of Whetstone, Barnet and Totteridge, and houses an exclusive suite of offices which are spread over the ground and lower ground floors. Ranging in size from two to ten in personnel capacity, all of the offices benefit from a purified fresh fresh air filtration system, WiFi signal boosters, access to very smart kitchen and WC facilities, and secure off street parking. Local transport facilities are all within close proximity and a variety of restaurants can be found within walking distance. The Lease is in excess of 990 Years. Service Charges are approximately £2,150 per year, inclusive of Ground Rent and Buildings insurance. Business Rates are subject to confirmation. Please note that the floor plan does not include all of the storage areas or the lift shaft, and that the total area is in excess of 4,650 square feet. The current monthly rental income is £13,850, potentially rising to £15,000, representing a gross yield of 8%.









- EXCLUSIVE OFFICE BLOCK
- LIFT + WIFI SIGNAL BOOSTER
- IN EXCESS OF 4,650 SQUARE FEET

- AIR CONDITIONING/FILTRATION
- LEASE IN EXCESS OF 990 YEARS
- SECURE PARKING

- SPREAD OVER TWO FLOORS
- LUXURY KITCHEN & WC FACILITIES
- COMMERCIAL EPC ENERGY RATING B



Floor 1

**ABC**  
COMMERCIAL

Approximate total area\*  
164,000 sq ft

\* Including balconies and terraces

While every effort has been made to ensure the accuracy of the measurements and dimensions, we do not warrant the accuracy of the measurements.

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Floor 0

**ABC**  
COMMERCIAL

Approximate total area\*\*  
207,260 sq ft

Reduced headroom  
26,000 sq ft

(\*\* Including balconies and terraces)

© Reduced headroom (Area = 14m x 5.5m)

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Edgware

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