

FOR SALE

GUIDE PRICE £1.2M



FOR SALE

**HIGH SPECIFICATION SELF-CONTAINED
GROUND & FIRST FLOOR OFFICES OF APPROX
2002 SQ. FT. (186 SQ. M.)**

16 Plantagenet Road, Barnet, EN5 5JG

Ready for immediate occupation

Suitable for conversion to residential use

subject to necessary consents

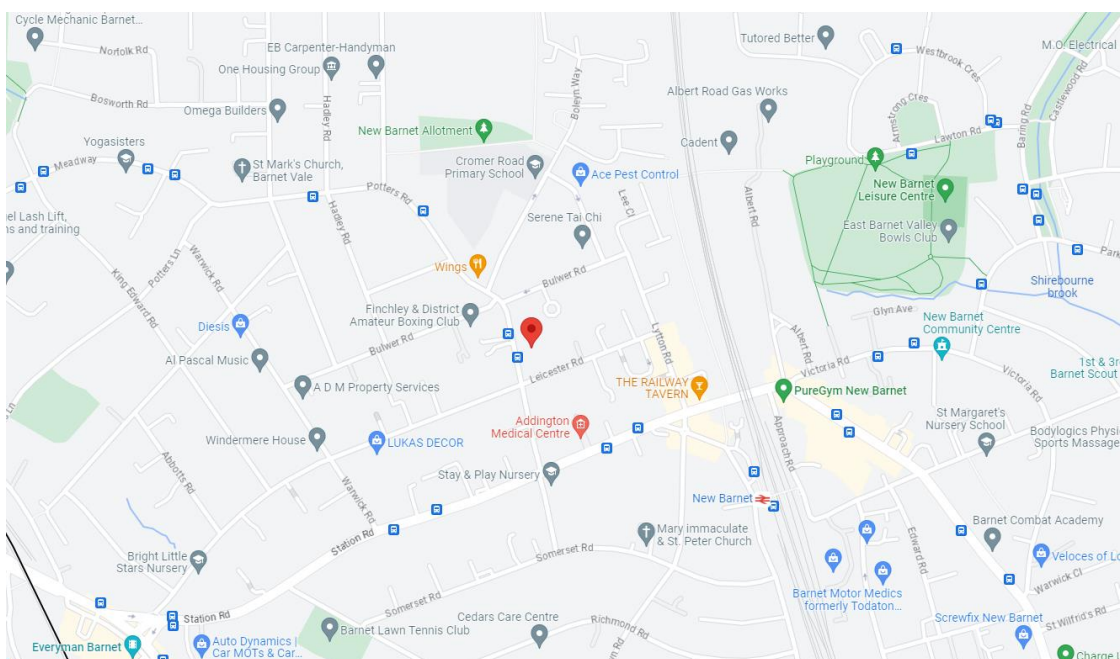
The property is situated approximately 0.4 mile from New Barnet mainline station connecting to the City in approximately 22 mins.

A bus stop is located directly to the front of the property (184, 383 & 626 buses) which is also close to local shops.

Features Include:

- 125-year lease from 1st January 2016 with possibility of 199-year extension
 - Four off street parking spaces with potential for additional two
 - Peppercorn ground rent
 - Own entrance at front
 - Air conditioning throughout
 - Comms room with recently installed CAT 6 cabling
 - Ground floor meeting room, kitchen plus 3 x w.c.'s
 - First floor executive office with kitchenette
 - CCTV
 - Video entry system
 - Gas central heating with Vaillant boiler
 - Ceramic tile flooring and carpet
 - Security shutters
 - Sensor lighting
 - Viewing strictly by appointment with owners' sole agents Jeremy Leaf & Co from whom copy of lease and comparable information is available.

NB We understand the property would be suited to conversion to residential use, subject to necessary consents as it already benefits from 2 x mains water connections plus 2 connections to main drains.







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.

These particulars do not constitute any part of an offer or a contract.

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.

Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.

No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidents of VAT in respect of any transaction.

This document is not intended for distribution and may not be reproduced or further distributed or published for any purpose. In particular, any tenants detailed in this property should not be approached without prior written permission.



Jeremy Leaf & Co
863 High Road, Finchley N12 8PT

020 8446 4295
land@jeremyleaf.co.uk