

FOR SALE

GUIDE PRICE £988,000



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

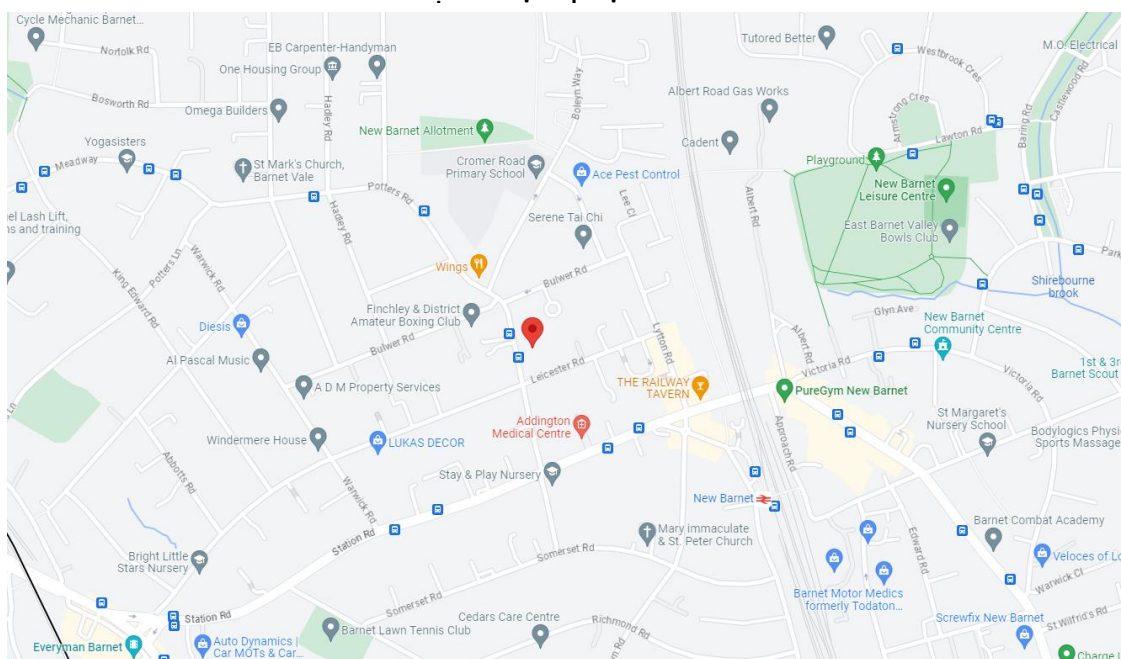
The property is situated approximately 0.4 mile from New Barnet mainline station connecting to the City in approximately 22 mins.

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:

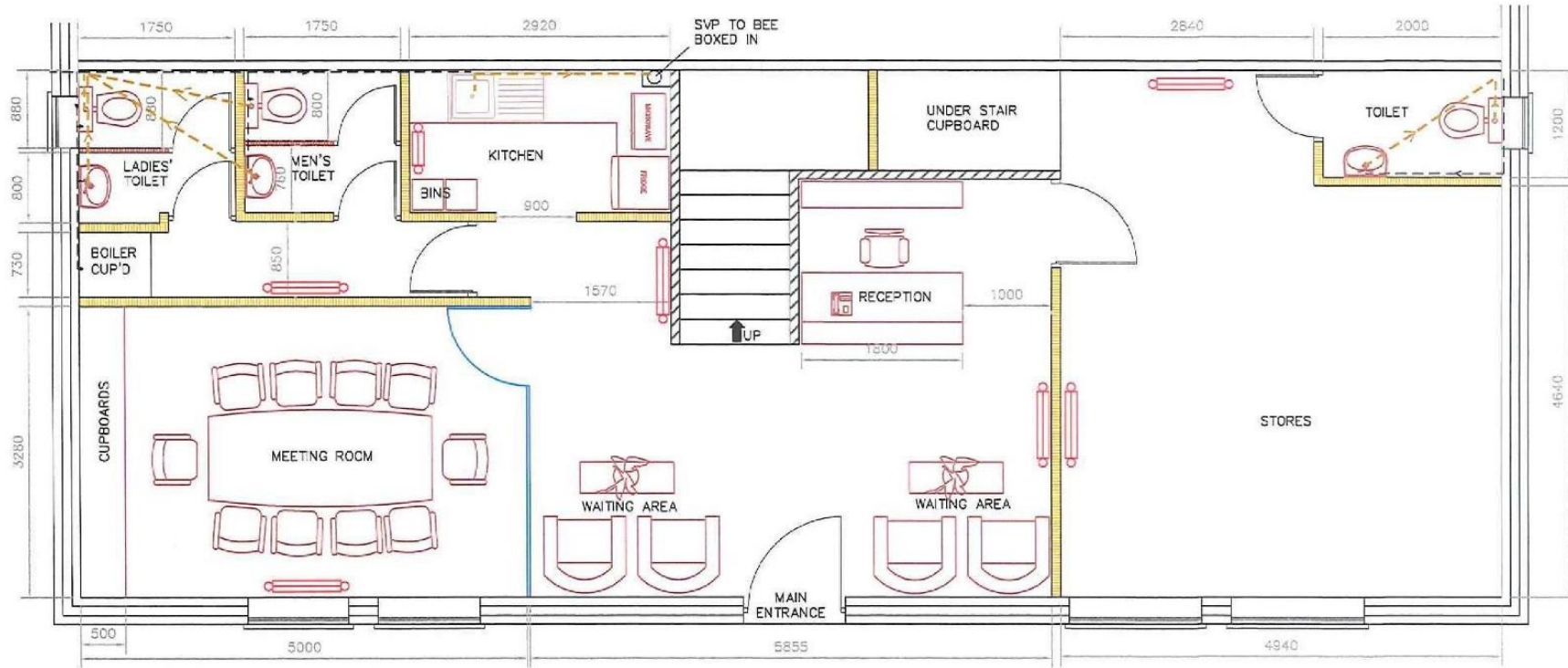
- 125-year lease from 1st January 2016 with possibility of 199-year extension (has been agreed in writing with the freeholder at £25,000)
- Four off street parking spaces with potential for additional two
 - Peppercorn ground rent
 - Own entrance at front
 - Air conditioning throughout
- Comms room with recently installed CAT 6 cabling
- Ground floor meeting room, kitchen plus 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
 - Service charge - £1,500 per annum
- Viewing strictly by appointment with owners' sole agents Jeremy Leaf & Co from whom copy of lease, comparable information, plumbing and electrical layouts are 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



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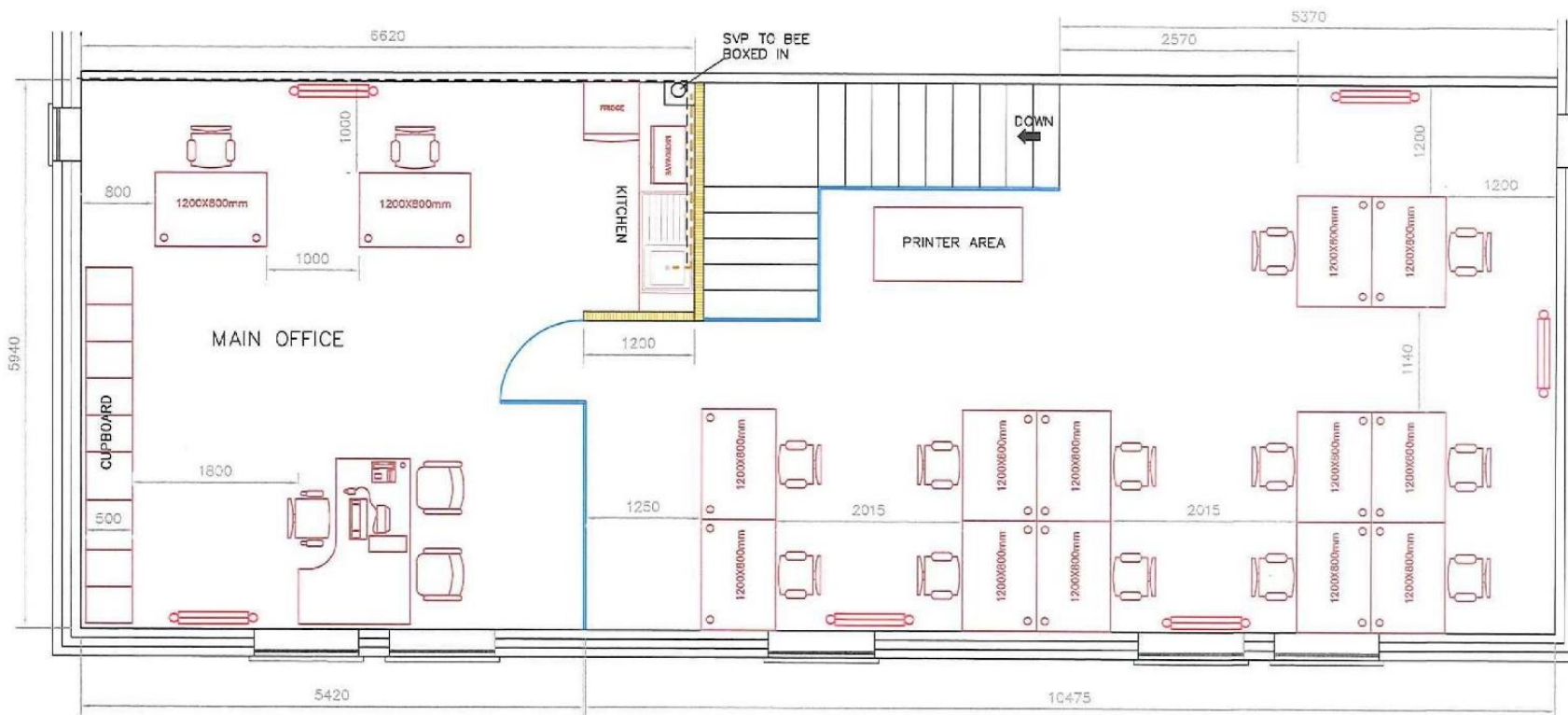
GROUND FLOOR PLAN

(SCALE 1:50)



Jeremy Leaf & Co
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FIRST FLOOR PLAN
(SCALE 1:50)



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