

TO LET

£22,000 PER ANNUM



# Grove House, Woodbery Grove London, N12 0DR

First floor office of approx. 869 sq. ft which benefits from air conditioning, double glazing, entry phone system and one allocated parking space.

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Located just 0.1 mile from the multiple shopping and transport facilities at Tally Ho Corner and just 0.7 mile from West Finchley underground station.

Service charge of approx. £100-£120 per month. Electricity and water is charged as a percentage of the total square footage.

- Rent: £22,000 per annum
- Term: New Lease
- No Premium

Business Rates: current Rateable Value is £20,000. For the amount of rates payable, applicants are advised to make their own enquiries with the London Borough of Barnet.

Each party to be responsible for their own legal costs.



## 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.

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