

BALFOUR HOUSE

741 HIGH ROAD, NORTH FINCHLEY, N12 0EE

FOREST
REAL ESTATE

TO LET

785 TO 3,837 SQ FT

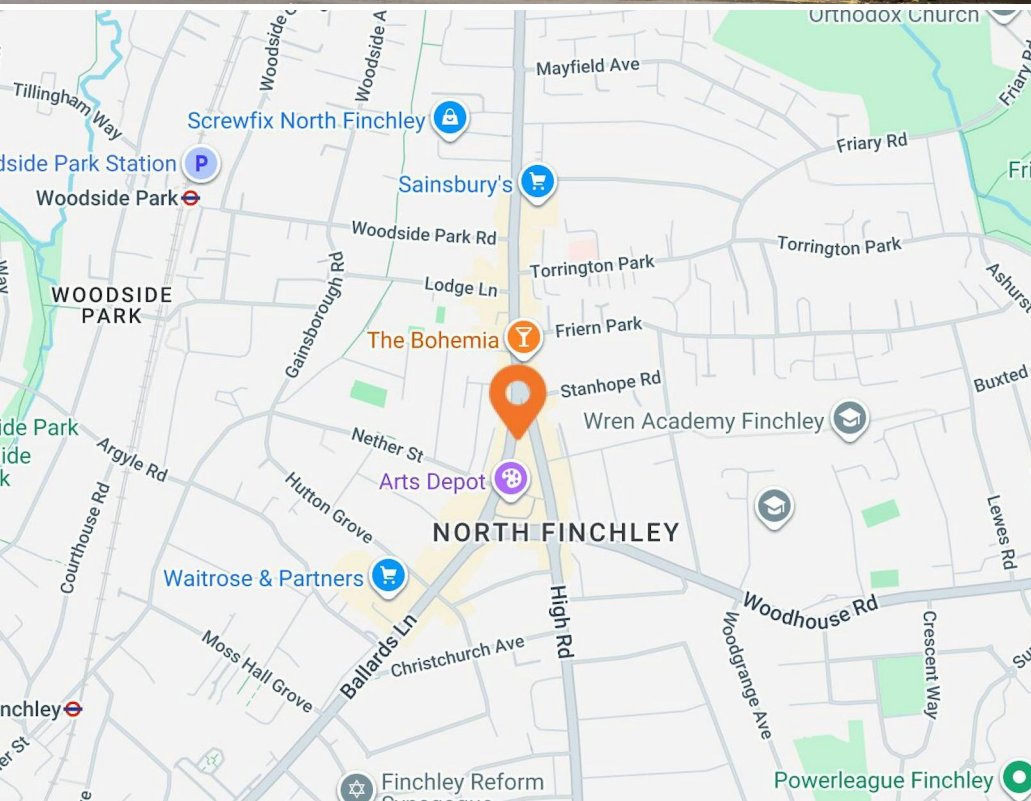
A selection of 5 suites with allocated parking

Key Features

- Variety of open plan and partitioned offices
- 2 Passenger Lifts
- Air conditioning
- Private & Shared WC's and showers
- Household amenities are plentiful nearby
- Reception Area
- DDA access
- Electric Heating
- Gated off street parking
- Northern Line 13 minute walk away

Balfour House, 741 High Road
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Description

Upon entering Balfour House you are greeted by a manned reception and access to all floors by 2 passenger lifts.

The upper floor offer a range of different office suites in both size and their finish. Each office benefits from electric heating, mostly with air conditioning, underfloor and perimeter trunking, open plan & glass partitioned offices and carpet/wood flooring. In addition the building offers private and shared WC's and showers facilities.

There are numerous allocated parking spaces that can be found in a private gated car park off of Castle Road.

Location

Balfour House is located along the High Road of North Finchley in Tally Ho Corner and adjacent to the newly refurbished bus station.

Locally there are numerous independent retailers, cafes and restaurants. As well as national retailers that include Nandos, Tesco Express, Caffè Nero, Greggs and Robert Dyas.

Both West Finchley and Woodside Park Stations (Northern Line) are within walking distance. Good road communications are afforded with the North Circular Road (A406), Junction 1 of the M1 Motorway and M25.

VAT

No VAT.



Availability

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
1st - 129	1,021	94.85	£25,525 /annum	Available
1st - 102-106	3,837	356.47	£95,925 /annum	Available
2nd - 219/220	785	72.93	£19,625 /annum	Let
3rd - 308b	1,967	182.74	£49,300 /annum	Let
3rd - 305a	1,150	106.84	£28,750 /annum	Let
Total	8,760	813.83		
Lease	New Lease			
Rent	£25,695 - £95,925 per annum No VAT.			
Rates	To be assessed.			
Service Charge	£6.50 per sq ft			

Contact

Zach Forest
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Casey Okin
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EPC	On application			

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