

VDBM

Chartered Surveyors

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3 BEAUCHAMP COURT BARNET, EN5 5TZ



LOCATION

The property is part of an attractive gated development situated behind High Street, Barnet and accessed from Victor's Way. High Barnet Station is within a few minutes' walk. Well placed for access to the M25.

DESCRIPTION

A two storey purpose built office building. Fully self-contained accommodation as follows:

Ground Floor	1,151 sq ft
First Floor	1,397 sq ft

Total 2,548sq ft

In addition, there is useful loft storage of about 650 sq ft with built in ladder access.

There are 6 parking spaces.

TERMS

The property is available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£60,000 per annum exclusive.

- OFFICES TO LET
- 6 CAR PARKING SPACES
- CONVENIENT LOCATION
- GATED DEVELOPMENT
- 2,548 SQ FT
- RENT £60,000 PAX

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £33,100
Rates payable £15,888 (2018-2019)

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

The incoming tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (71).

VIEWING

Strictly by appointment through VDBM on 01923 845222

**DRAFT DETAILS AWAITING
CLIENT APPROVAL**