



## New Self-Contained Office Unit To Let (May Sell)

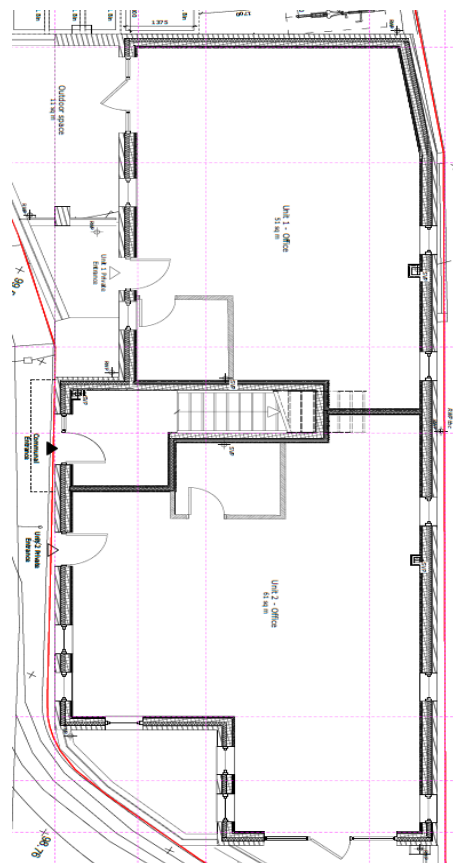
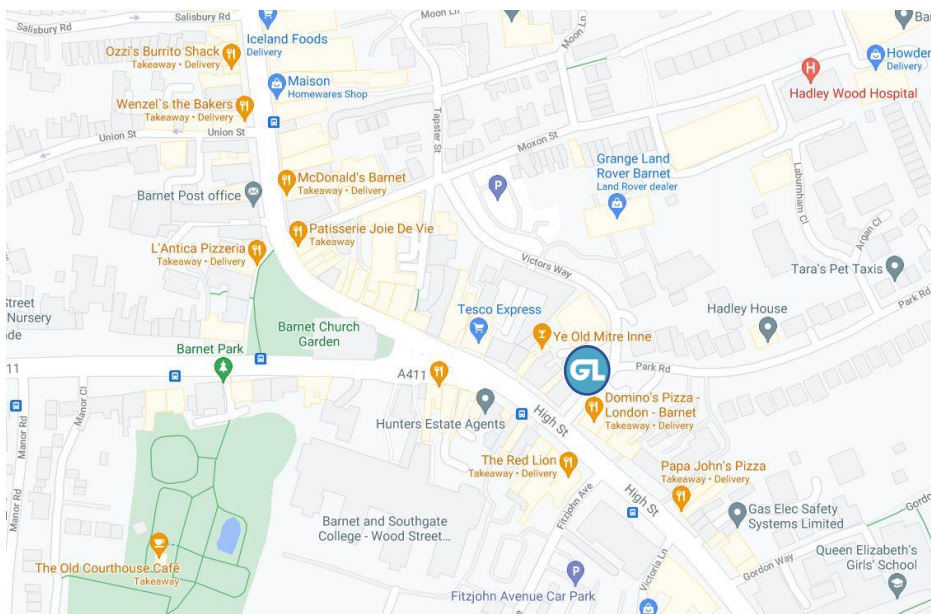
**Rear Offices: 46-48 High Street, Barnet, Hertfordshire  
EN5 5SJ**

548 SQ FT (51 SQ M.) – 1,205 SQ FT (112 SQ M.)

**Location:** The property is situated just off one of Barnet's busiest High Streets. Barnet High Street is host to numerous shops, restaurants and amenities with nearby occupiers including Dominos, McDonalds and Tesco Express. High Barnet London Underground Station is located approximately 0.4 miles from the property, providing direct Northern Line services to Central London (King's Cross St. Pancras in 28 minutes).

**Description:** This newly built office development available with a new lease to be agreed direct from the Freeholders.

- GL** Brand New Development
- GL** Good Natural Light
- GL** DDA Compliant
- GL** Prominent Location
- GL** Ample Local Parking
- GL** Self-Contained



**Tenure:** Leasehold.

**Terms:** A new Full Repairing and Insuring Lease for a term to be agreed.

**Rental:** £35 P.S.F. (Long Leasehold price upon application)

**Service Charge:** Non-Applicable.

**Rates:** Interested parties are advised to make their own enquiries with the local authority (Barnet Council). We understand that these offices will be eligible for full or significant business rates relief!

**EPC:** To Be Confirmed.

**LEGAL COSTS:** Both parties legal costs to be borne by new tenant.

## Viewing & further information

Strictly by prior appointment

**Danny Pincus**

Tel. 020 8952 6434

[danny@goldsteinleigh.com](mailto:danny@goldsteinleigh.com)

**Aharon Goldstein**

Tel. 020 8952 6434

[aharon@goldsteinleigh.com](mailto:aharon@goldsteinleigh.com)

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