

## TO LET GROUND FLOOR OFFICES

**63 SQ M (677 SQ FT)**



**61 CHURCH HILL ROAD  
BARNET  
EN4 8SY**

See important notice overleaf

**020 8367 5511**

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**Also at:**

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## 61 CHURCH HILL ROAD, BARNET, EN4 8SY

**DESCRIPTION & SITUATION** A self contained office suite situated on the east side of Church Hill Road opposite the junction with Capel Road leading to Oakleigh Park Railway Station. To the south west there is a Local Authority Car Park to the rear.

**FEATURES**

- DISPLAY FRONTAGE**
- CAT 2 LIGHTING**
- COMFORT COOLING**

**FLOOR AREAS** All dimensions and floor areas are approximate only.

	(sq m)	sq ft
Front Office	50.71 sq m	546 sq ft
Rear Office	12.14 sq m	131 sq ft
<b>Total Area</b>	<b>62.85 sq m</b>	<b>677 sq ft</b>

**TERMS** To be let on a new full repairing and insuring lease for a term to be agreed.

**RENT** For an initial period, £10,000 pa excl.

**RATES** From verbal enquiry with the charging authority.  
Rateable value £4,850  
Rates payable 2010/2011 £2,007

**LEGAL COSTS** Both parties reasonable legal costs are to be borne by the ingoing tenant.

**VIEWING** Strictly by appointment through  
BOWYER BRYCE  
Paul Quy  
020 8370 2539  
paul.quy@bowyerbryce.co.uk

Ref: 011945

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