

**TO LET**  
**OFFICE/RETAIL**  
**75.82 Sq M (816 Sq Ft)**



**103 FRIERN BARNET ROAD**  
**LONDON N11 3EU**

See important notice overleaf

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## 103 FRIERN BARNET ROAD LONDON N11 3EU

**DESCRIPTION & SITUATION** Situated on Friern Barnet Road (B550) opposite the entrance to Princess Park Manor is this mid terraced office building arranged over multiple levels with B1 consent.

New Southgate railway station is a quarter of a mile from the property and Arnos Grove underground station is approximately one mile. The North Circular Road (A406) is approximately half a mile to the south which links the Great Cambridge Road A10 and M11 to the east.

**FEATURES**

- **DISPLAY WINDOW TO MAIN ROAD**
- **BASEMENT WITH WORKSHOP/STORAGE POTENTIAL**

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

Display frontage	5.4 m	18 ft
Basement (limited headroom in parts)	32.71 sq m	352 sq ft
Front offices	43.11 sq m	464 sq ft
<b>Total Area</b>	<b>75.82 sq m</b>	<b>816 sq ft</b>

**TERMS** Available by way of new full repairing and insuring lease for a term to be agreed.

**RENT** £10,500 per annum exclusive SUBJECT TO CONTRACT

**RATES** To be confirmed

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

**VIEWING** Contact  
BOWYER BRYCE  
Paul Quy or Ian Stewart  
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