

TO LET
REAR OFFICES
91.59 Sq M (986 Sq Ft)



103 FRIERN BARNET ROAD
LONDON N11 3EU

See important notice overleaf

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DESCRIPTION & SITUATION Situated on Friern Barnet Road (B550) opposite the entrance to Princess Park Manor is this two storey office building with B1 consent and ancillary storage.

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

- **SELF CONTAINED**
- **ACCESS VIA REAR ENTRANCE OFF OF BELLVUE ROAD**
- **BASEMENT WITH WORKSHOP/STORAGE POTENTIAL**

FLOOR AREAS All dimensions and areas are approximate only

Office	69.21sq m	745 sq ft
Basement (limited headroom in parts)	15.23 sq m	164 sq ft
Conservatory	7.15 sq m	77 sq ft
Total Area	91.59 sq m	986 sq ft

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

RENT £10,000 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
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Ref: 011498/3

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