

TO LET

Modern Offices

Part 4th Floor 3,300 sq ft (306.57 sq m)

plus space to grow



Endeavour House, Lyonsdown Road Barnet EN5 1HR

*"Probably the best short term deal on offer for quality space
in North London today"*

- Prestige Air Conditioned Offices
- 7 Covered Car Parking Spaces
- Panoramic Views
- Impressive Reception Area
- 3 Modern Passenger Lifts
- New Barnet Overground – 200 metres
- High Barnet Underground close by

See important notice overleaf

020 8367 5511

bowyerbryce.co.uk 96 Silver Street, Enfield EN1 3TW
F: 020 8366 0818

Also at:

The Business & Technology Centre
Bessemer Drive
Stevenage, Herts SG1 2DX
T: 01438 816396
F: 01438 816396

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

ENDEAVOUR HOUSE, LYONSDOWN ROAD, BARNET, EN5 1HR

DESCRIPTION & SITUATION The office building is situated on the north side of Station Road at its junction with Lyonsdown Road being adjacent to New Barnet overground Station serving London Kings Cross and Moorgate every 20 mins via Finsbury Park (Victoria/Piccadilly Lines). The M25 is within 4 miles and A1(M) within 5 miles. There is a good cross section of convenience shopping in the immediate area.

The building has been comprehensively refurbished including new air conditioning and passenger lifts. An impressive spacious reception area greets arrivals and there are bookable meeting rooms for occupiers. The suite available is part of the 4th floor and there is room to expand.

FLOOR AREAS	All dimensions and areas are approximate only		
		(sq m)	sq ft
	Part 4 th floor offices	306.57 sq m	3,300 sq ft
	Total Net Internal Area (Adjacent space available of 2,250 sq ft)	306.57 sq m	3,300 sq ft

TERMS Available short term circa 18 months.
Longer term may be available.

RENT **NOTE: ATTRACTIVE NEGOTIABLE PACKAGE**
SUBJECT TO CONTRACT

RATES To be advised.

LEGAL COSTS Each party to pay their own costs.

VIEWING Strictly by appointment through
BOWYER BRYCE
Ian Harding
020 8370 2536
ian.harding@bowyerbryce.co.uk
020 8370 2539
paul.quy@bowyerbryce.co.uk

Ref: 012111

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).