

TO LET

Two Self Contained Office Buildings



5/6 Beauchamp Court Victors Way Barnet Herts EN5 5TZ

- Entryphone
- Air Conditioning
- Suspended Ceiling with CAT 5 lighting
- Perimeter trunking
- Kitchenette
- Male/Female WC's
- Courtyard and underground parking accessed via electric security gate
- VAT may be payable

See important notice overleaf

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Also at:

The Business & Technology Centre
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Description

Two self contained office buildings arranged over ground and first floor with the potential to occupy as one suite via intercommunicating doors.

Generous parking is provided by way of designated spaces in the court yard and undercroft parking both accessed via electrically operated gates.

Location

Situated off of Victors Way via Park Road or Moxon Street with direct pedestrian access to Barnet High Street. High Barnet Underground station (Northern Line) is less than half a mile to the south east. The M25 and A1 are approximately 2.5 miles to the north.



Energy Performance Certificate (EPC)

For Suites 5 & 6



Ref:012482

Floor Areas

Floor areas are net internal and approximate only

	Sq ft	(Sq m)
<u>Building 5</u>		
Ground floor	1294	120.20
First floor	<u>1393</u>	<u>129.40</u>
Total Net Internal Area	2687	249.71

<u>Building 6</u>		
Ground Floor	924	85.83
First Floor	<u>961</u>	<u>89.27</u>
Total Net Internal Area	1885	175.11

Terms

The properties are available on new leases for a term to be agreed.

Rent

On application

All prices/rents are subject to VAT
SUBJECT TO CONTRACT

Business Rates

Suite 5 Rateable Value 2011/2012 £31,500
Suite 6 Rateable Value 2011/2012 £21,750

Source

voa.gov.uk

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

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Direct dial: 020 8370 2539
Email: paul.quy@bowyerbryce.co.uk

Contact: Ian Harding
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Contact: Simon Scott
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