MB& CO
MICHAEL BERMAN

COMMERCIAL ESTATE AGENTS & VALUERS

SELF CONTAINED OFFICE SUITE

931 SQ FT

TO LET

LAWFORD HOUSE, 4 ALBERT PLACE

FINCHLEY CENTRAL, LONDON N3 1QA



LOCATION

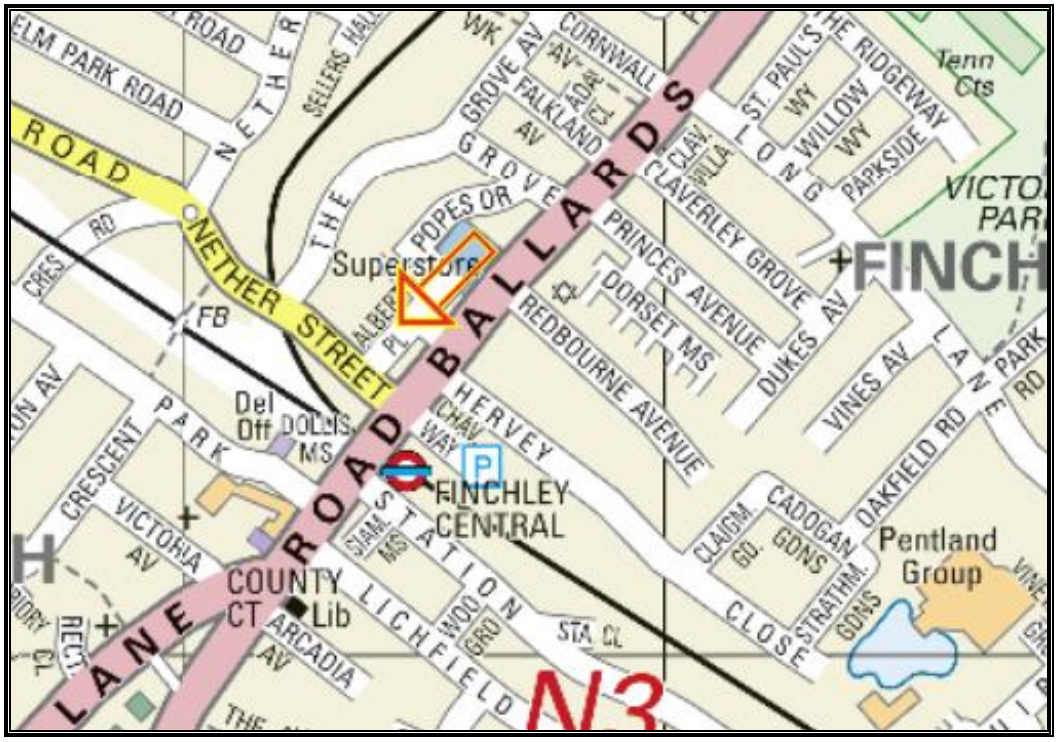
Albert Place runs parallel with Ballards Lane, being close to the junction with Nether Street. Finchley Central (Northern Line) Station is opposite and excellent road communications are provided with the North Circular Road (A406). The M1 and M25 motorways are all within close proximity.

All Transactions are Subject to Contract

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100

NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



ACCOMMODATION Comprises a self-contained office suite on part second floor arranged as a large open plan area affording the following approximate floor areas:

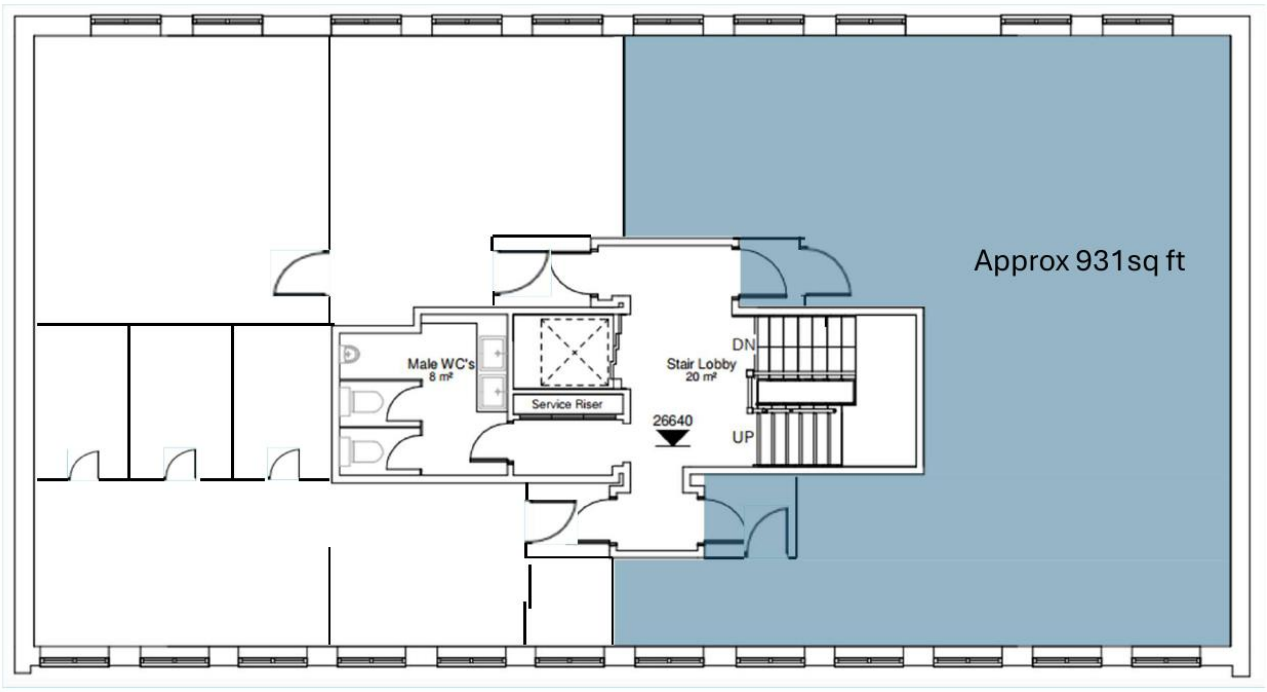
FLOOR AREA	**931 SQ FT**

AMENITIES

* Video entryphone
* Passenger lift
* Electric heating
* Perimeter trunking
* Carpeted
* Double-glazing
* Window blinds
* Furniture available
* Shared male and female toilets
* Alarm
* 1 Car parking space

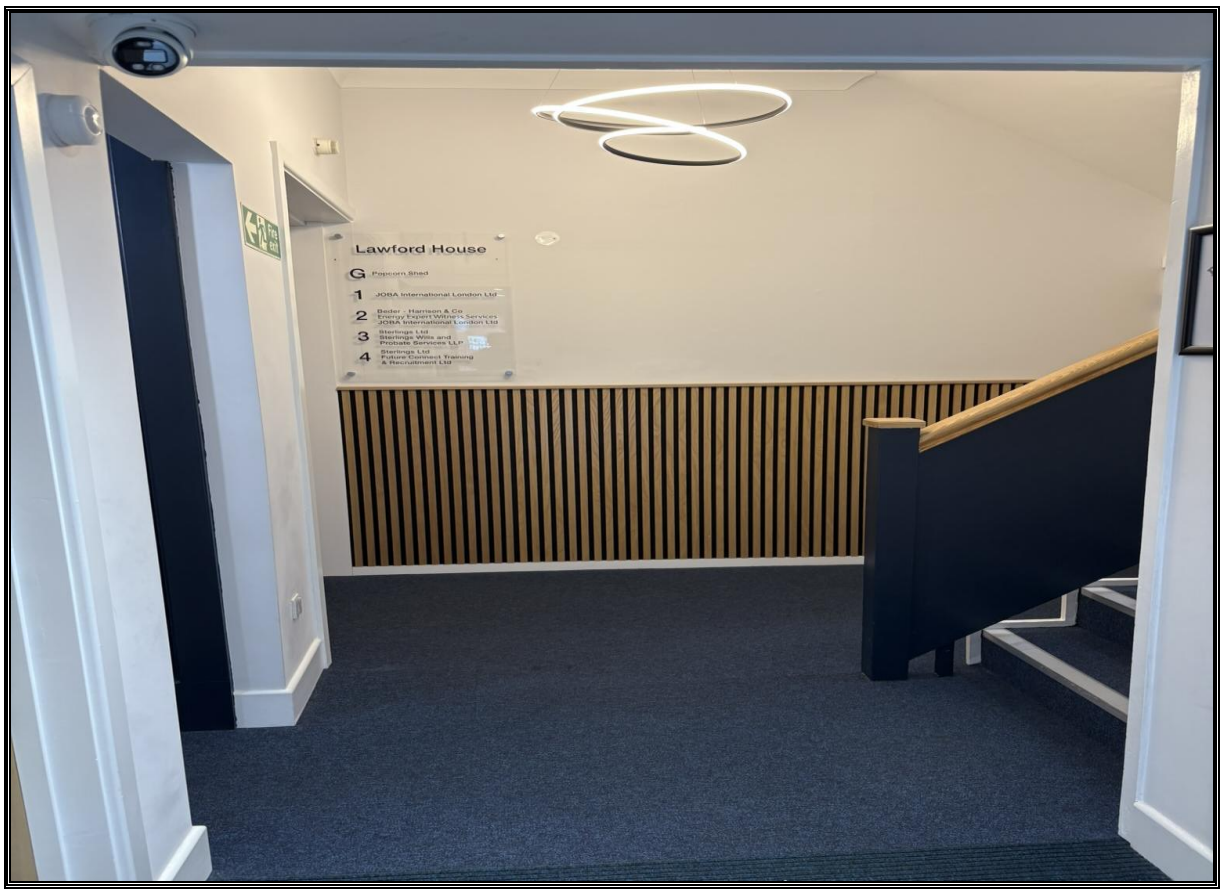
LEASE A new effective full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals, if applicable. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections 24 – 28 inclusive).

RENT	£27,000 per annum exclusive plus VAT.
SERVICE CHARGE	£6,000 per annum approximately plus VAT.
RATES	To be assessed
EPC	To be assessed
LEGAL COSTS	Each party to be responsible for their own costs incurred.
VIEWING	Strictly by appointment through sole agents as above.



Lawford House

2nd Floor


Lawford House
G Popcorn Shed
1 JOBA International London Ltd
2 Beder - Harrison & Co
Energy Expert Witness Services
JOBA International London Ltd
3 Sterlings Ltd
Private Wills and
Probate Services LLP
4 Sterlings Ltd
Future Connect Training
& Recruitment Ltd









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Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

(ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

(iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

(iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;

(v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

(vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”