

COMMERCIAL ESTATE AGENTS & VALUERS

SELF CONTAINED OFFICE SUITE

487 SQ FT APPROX

TO BE LET

**LAWFORD HOUSE, 4 ALBERT PLACE,
FINCHLEY CENTRAL, LONDON N3 1QA**



LOCATION

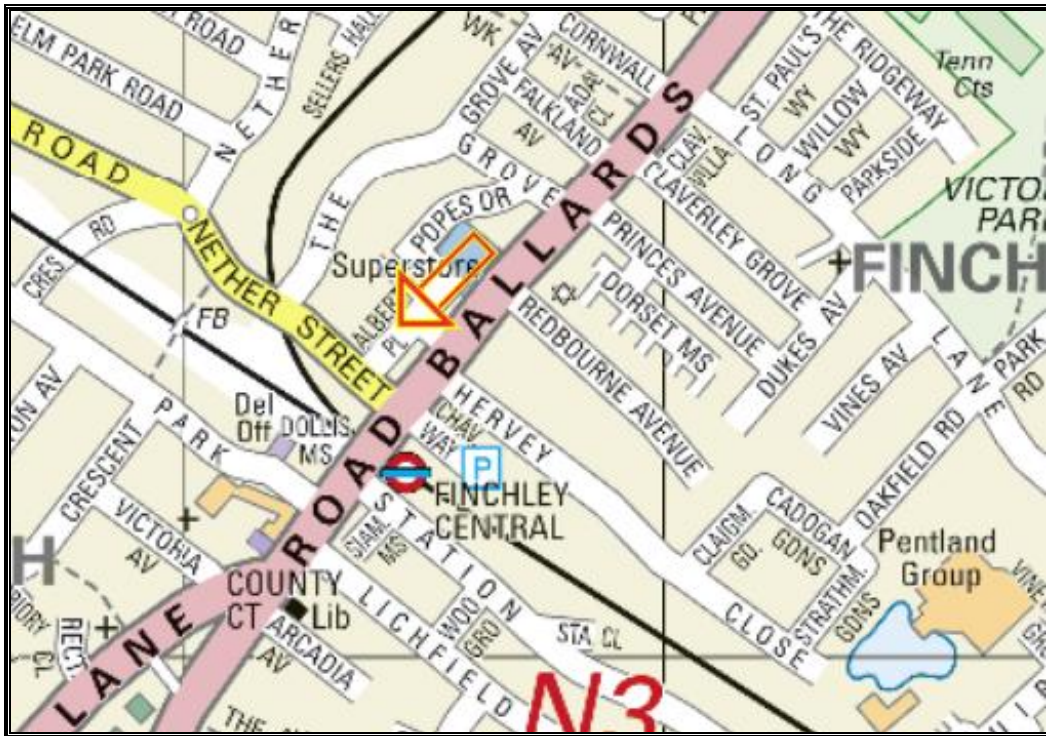
Albert Place runs parallel with Ballards Lane, being close to the junction with Nether Street. Finchley Central (Northern Line) Station is opposite and excellent road communications are provided with the North Circular Road (A406). The M1 and M25 motorways are all within close proximity.

All Transactions are Subject to Contract

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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 affording the following approximate:

TOTAL FLOOR AREA 487 SQ FT

AMENITIES

- * Video entryphone
- * Passenger lift
- * Strip lighting
- * Carpeting
- * Double glazing
- * Air conditioning
- * Shared male and female toilets

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.

RENT

£13,000 per annum exclusive plus VAT.

SERVICE CHARGE £2,920 per annum approx plus VAT.

EPC E.

RATES Obtained from the www.voa.gov.uk website the rateable value for 2026/2027 is £11,500 and currently will receive 100% relief under the Small Business Rates scheme. Interested parties should confirm with the Local Rating Authority.

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LEGAL COSTS Each party to be responsible for their own costs incurred.

VIEWING Strictly by appointment through sole agents as above.



"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
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