

To Let

Self contained Office
Approximately 45.6 sq m (490 sq ft)
Wood Street High Barnet EN5 4BE





Location and Description:

The property is located on Wood Street, High Barnet, close to the junction with the High Street and adjacent to the former Registrars office and Barnet Museum. Barnet College, St John the Baptist Church are nearby and the Old Court House Recreation Ground is to the rear. The accommodation comprises of a ground floor building having a small forecourt, entrance, one large and three smaller offices and/or store rooms and two toilets.

Areas:

Main Office at Rear:	19.8 sq metres (213 sq ft)
Entrance & Front Office	11.6 sq metres (125 sq ft)
2 small office/stores with corridors:	14.2 sq metres (153 sq ft)
2 WC's	

The condition of the building is poor and so Barnet Council will agree to a rent free period.

Services:

Prospective tenants are advised to contact the relevant service providers with regard to the capacity, connection points and charges for their various services.

Costs:

The in-going tenant will be required to pay the landlord's legal costs as well as reasonable surveyor's fees.

Lease Terms:

- a) A 10 year term is envisaged although proposals for other lengths of term will be considered.

- b) The tenant will be allowed a rent free period to offset the cost of repair and decoration and so is asked to state the length of any required rent free period as part of their offer.
- c) Sections 24-28 of the Landlord and Tenant Act 1954 will be excluded. This means that the tenant will not be able to automatically renew the lease after the expiry date. There will also be no compensation for any tenant's improvements on expiry and to give effect to this Part 3 of the Landlord and Tenant Act, will be excluded from the lease.
- d) The tenant will be responsible for the payment of all rates, services and other outgoings.
- e) The tenant will be responsible for keeping the property in good repair and condition.
- f) The tenant will be permitted to assign the whole of the demised premises, subject to the written consent of the council, such consent not to be unreasonably withheld.
- g) The tenant will not be permitted to erect any telecommunication equipment.

References:

Prospective tenants are required to provide satisfactory references before the council will consider granting a lease. These should take the form of a professional reference (accountant, solicitor, landlord etc), trade references (preferably from organisations that had business dealings with you for a least 3 years), and a bank reference. These references or contact details should be attached as part of any proposal and support the rental offer for the lease.

Viewing and Enquires:

Richard Malinowski,
 Property Services and Valuation Group
 London Borough of Barnet
 Building 4
 North London Business Park
 Oakleigh Park South
 London N11 1NP
 Tel No: 020 8359 7359
 Fax No: 0870 889 7450
 e-mail richard.malinowski@barnet.gov.uk

Misrepresentation Act 1967 and Properties Misrepresentations Act 1991

The Council gives notice that: -

- 1) The above information does not constitute part of an offer or contract
- 2) All statements made in the above information are without responsibility on the part of the Council or its Officers
- 3) None of the statements contained in the above information should be relied on as statements or representations of fact
- 4) Any prospective tenant must satisfy himself by inspection or otherwise as to the correctness and accuracy of the above information,
- 5) The Council does not propose issuing instructions to agents and if you are an agent it is assumed that you are retained by your client.

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