

Office / Educational premises available on short-term let

Park House, 16 High Road, Finchley N2 9PJ

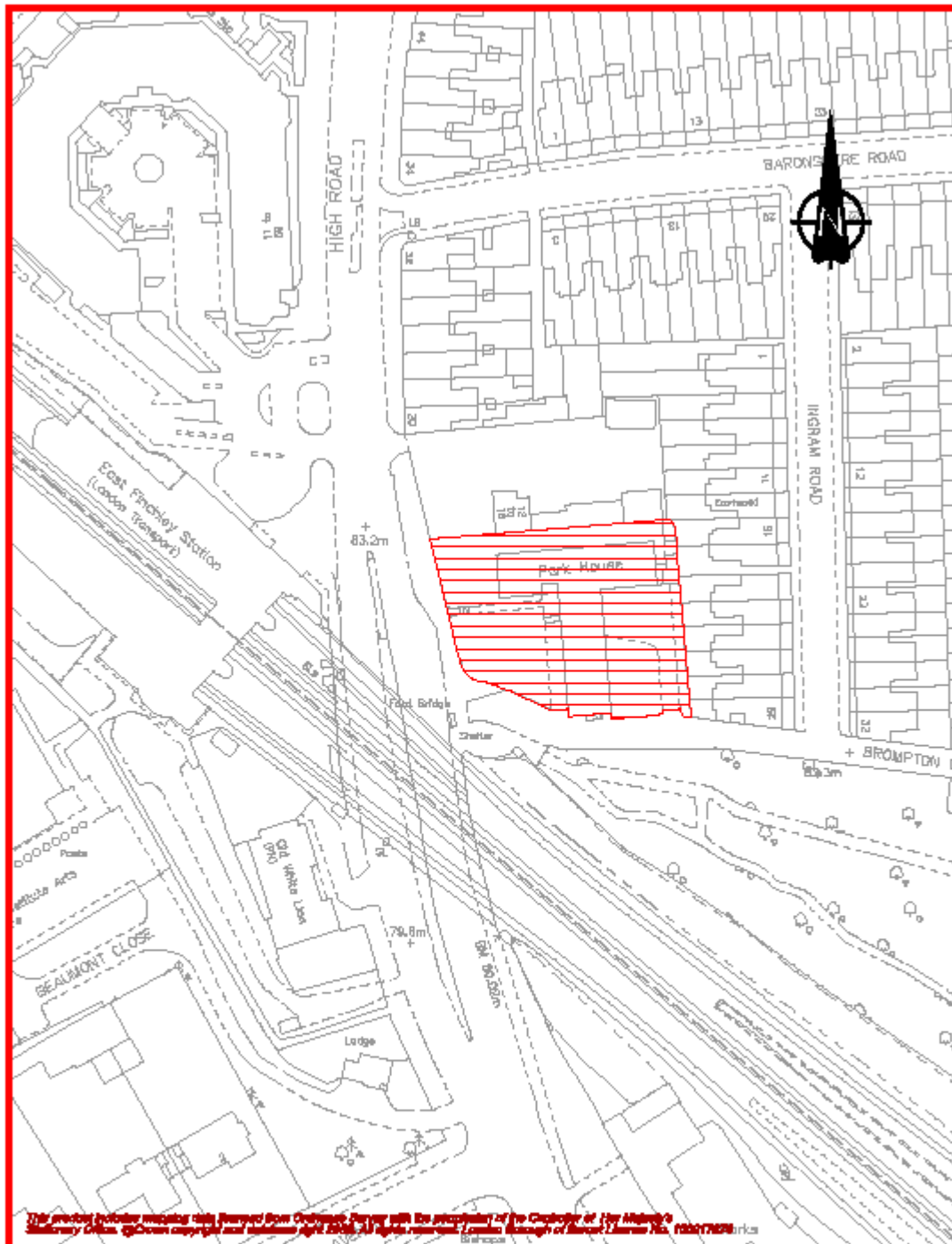


A vacant office building with parking to the rear in a sought after commercial/residential location adjacent to East Finchley underground station


Expressions of interest to: Amin Soorma, Property Services
London Borough of Barnet, Building 4, North London Business Park
Oakleigh Road South, London N11 1NP

020 8359 7367

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Initiated by A.S.	SCHEME: PARK HOUSE, HIGH ROAD, EAST FINCHLEY, N2	Nick Walkley, Executive Director for Resources.	
	Down by M.M.		
Checked by A.J.P.	TITLE: LOCATION PLAN	London Borough of Barnet, North London Business Park, Chisleigh Road South, New Southgate, London, N11 1NP. Tel. 020 8350 2500	DRAWING No.
Date 21/07/08	Scale: 1:1250		23068/9

Description

The property comprises a 1950s part single, part two storey building historically used as Council offices and most recently for educational use. The building is of traditional brick construction beneath a flat roof.

The property has a substantial frontage onto East Finchley High Road and there are a number of car parking spaces to the rear car park which is accessed from Brompton Grove.

Location

The property is in a prime location on the East Finchley High Road (A1000) and is situated opposite the East Finchley underground station. The area is well served by bus routes.

It is positioned on the south side of East Finchley town centre, which provides an extensive range of both shopping and restaurant amenities.

Lease

The premises are available on a lease of up to three years subject to a break-clause on six months after the first year. The lease will be contracted out of the Landlord and Tenant Act 1954.

Accommodation

The premises comprises as follows:-

Gross internal area: 870 square meters (9,361 square feet)

Net internal area: 686 square meters (7,380 square feet)

The Council may consider a division of the property into two separate lettings by way of the ground and first floor levels.

Use/Planning

The current permitted use is D1 educational. Consideration would be given for a change of use planning application to B1 offices.

Rates (payable by Lessee)

Rateable value: £37,750

Rate in the £ for 2007/2008 £0.46

Rates payable for 2007/2008 £17,440.50

Repairs

The tenant will be responsible for all repairs although this will be limited by a schedule of conditions at the start of the lease.

Costs

The prospective tenant will be responsible for the Council's legal costs of £1,500 and Surveyors fees of £1,000.

Viewing

Viewing is by appointment.

General information

1. The area and measurements contained within these particulars and within the accompanying documents and drawings are approximate figures only and no warranty is given to the accuracy. The prospective tenants should satisfy themselves as to site areas and other matters of measurement from their own inspections and surveys. These details do not form part of any contract.

2. All statements made herein are made without responsibility on the part of the London Borough of Barnet and its employees, and should not be relied upon as statements or representations of fact. Prospective tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. The London Borough of Barnet and its employees do not give any warranty whatsoever in relation to the property.
4. The property will be leased as seen with all latent and patent defects and neither the London Borough of Barnet or it's employees warrant that it is suitable for any proposed use.
5. In no case shall any prospective tenant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter.

Proposed Lease Terms

Tenure:

- a) The Council will grant a lease of the property for a maximum term of 3 years.
- b) The prospective tenant will be responsible for the payment of all rates, services and other outgoings.
- c) The prospective tenant will be responsible for keeping the premises and internal and external parts of the property, in good repair and condition - subject to a schedule of conditions at the start of the lease.
- d) The prospective tenant will be permitted to assign the whole of the premises subject to the prior written consent of the Council, such consent not to be unreasonably withheld. Sub-lettings outside the Landlord and Tenant Act 1954 will be permitted with the landlord's prior consent.
- e) The prospective tenant will be responsible for keeping the Council fully indemnified against all claims and liabilities, which may be made against the Council.
- f) The prospective tenant will not be permitted to erect any pole, mast or aerial on any part of the outside of the premises. This does not effect the installation of a telephone.

- g) The lease **will be excluded** from the provisions of Section 24-28 of the Landlord & Tenant Act 1954.
- h) A mutual break option to determine the lease with 6 month's prior written Notice can be applied on a rolling basis after the first anniversary of the term.
- i) No alterations permitted, other than with the Council's prior written consent.
- j) The prospective tenant will be required to reimburse the landlord's costs incurred in insuring the premises.
- k) The lease will contain such terms as the Head of Legal considers appropriate

Misrepresentation Act 1967 and Property Misdescriptions 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 lessee must satisfy themselves 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.