

# RENTAL DETAILS

Office space (B1) – 1<sup>st</sup> floor space

**East Barnet Library, EN4 8SG**



## **Location**

The area is well served in terms of public transport and infrastructure, being located on the A110 which links to the A1000 Great North Road. The nearest tube station is located to the North East of the subject at Cockfosters. There is a number of bus routes located in close proximity to the site. The area as a whole is characterised by medium density suburban residential housing and flats. The area benefits from a number of local amenities.

The area is well located to a number of schools and health care facilities, although East Barnet health centre was temporarily closed due to structural works being carried out at the date of valuation. Local shopping facilities are available in East Barnet Village, which provides a limited number of retail outlets.

## **Lettable area description**

The library building has recently been refurbished to provide lettable accommodation. The area available to rent is on the 1<sup>st</sup> floor; there Library does not have a lift in the building. Access is restricted in line with the library's opening hours.

## **Location plan**

Please see appendix 1

## **Planning**

The property has an B1 (office) use. The uses which could be possible under the current planning permission include, educational and community and standard office use.

Other uses are subject to planning approval. It is advised that all proposals are discussed before submission both with Barnet Council's Local Planning Authority (020 8359 4974 and 4720 respectively).

## **Rental terms**

Negotiable.

## **Costs**

The prospective purchaser or tenant will be responsible for the Council's legal and surveyor's fees.

## **Further Information in regards to this property please contact:**

Arslan Iqbal – Barnet Estates/Property Services

**Tel:** 020 8359 7162

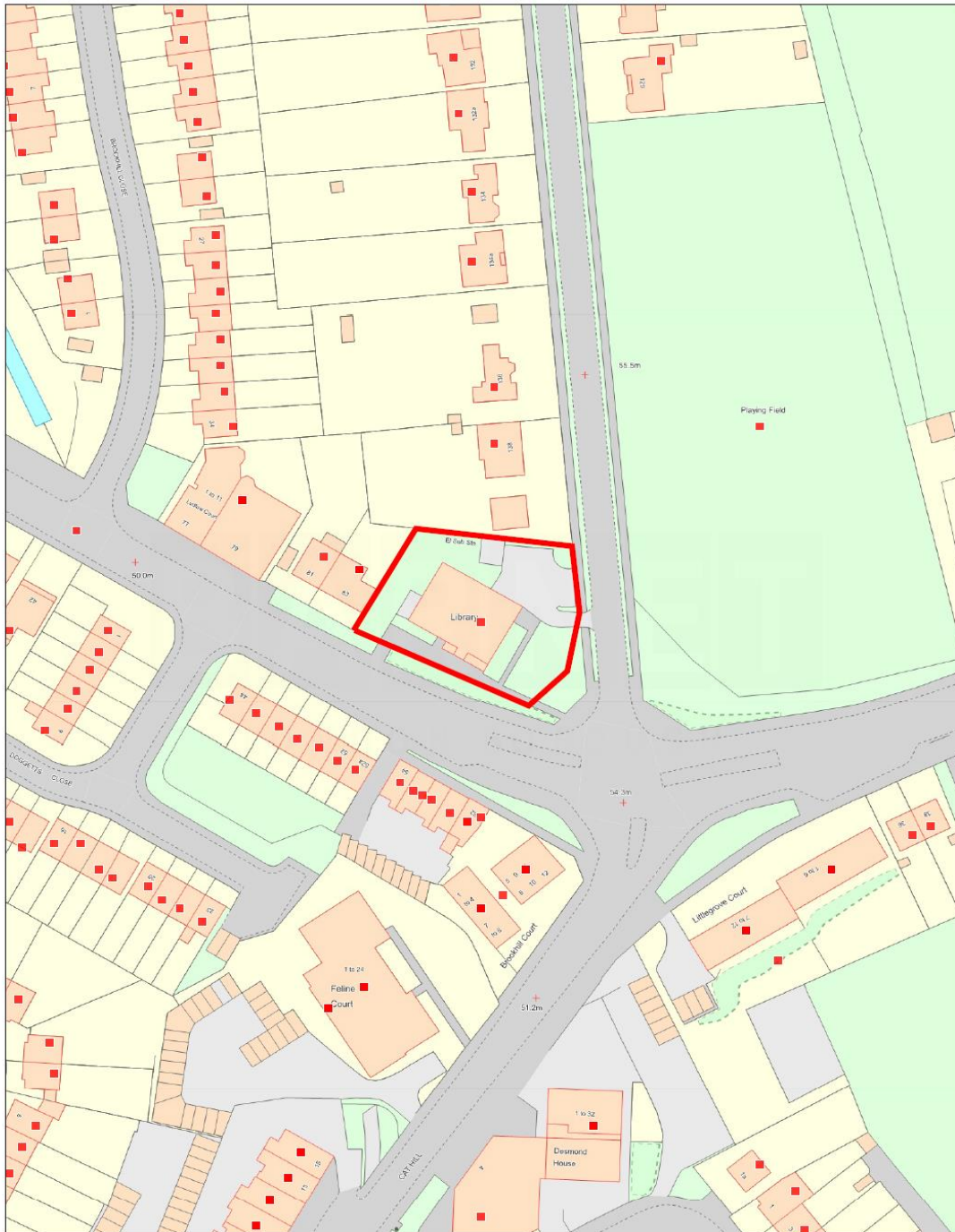
**Email:** [Arslan.Iqbal@barnet.gov.uk](mailto:Arslan.Iqbal@barnet.gov.uk)

**Address:** Barnet House, 1255 High Road,  
N20 0EJ.

## **General Information**

1. The areas and measurements contained within these particulars are approximate figures only and no warranty is given as to their 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 nor its 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.
6. The Council is not obliged to accept the highest or any offer received.

# Appendix 1



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