

RENTAL DETAILS

Community space (D1), ground and first floors

Former Quinta Club, Mays Lane, Dollis Brook, Arkley EN5 2AP



The lettable area consists of ground and first floor space totalling 397 sq.m.

Location

The property situated on the south side of Mays Lane on the western fringe of the Underhill Housing Development between Partridge Close and Bishops Close and opposite Nupton Drive. The site forms part of open space land in the northern section of the borough between Chipping Barnet, Totteridge and Mill Hill.

Lettable area description

Please see the lettable areas coloured red on the attached pdf.file.

The existing building provides 397 sq metres (4,269 sq ft of accommodation on ground floor and 270 sq.ft on the first floor). The Site is situated on a tarmac area of 1,393 sq m (14,994 sq ft).

Location plan

Please see appendix 1

Planning

The property has formally been used as community space and has an established D1 use.

Rental terms (subject to contract)

By negotiation.

The Council will consider rental proposals which may include longer rent-free periods in lieu of the tenant undertaking works required to the property.

Term: up to 30 years

This property is in a dilapidated state and therefore all development proposals will be subject to planning permission to be considered by London Borough of Barnet, separate to the council's consent as landlord. It is advised that all proposals are discussed before submission with Barnet Council's Local Planning Authority (020 8359 4974 and 4720 respectively).

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:

Gemma Riley – Barnet Estates/Property Services	0208 359 7366
London Borough of Barnet Barnet House, 1255 High Road, N20 0EJ.	Gemma.Riley@barnet.gov.uk

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

