

COMMERCIAL ESTATE AGENTS & VALUERS

SELF-CONTAINED FIRST FLOOR OFFICE SUITE

590 SQ FT APPROX

TO LET

**FORTAIR HOUSE, MONKS WAY, TEMPLE FORTUNE,
LONDON NW1 0AF**



LOCATION

The premises are situated midway between the junctions of Monkville Avenue and Hurstwood Road, being just off the Finchley Road. The North Circular Road (A406) junction known as Henleys Corner is moments away.

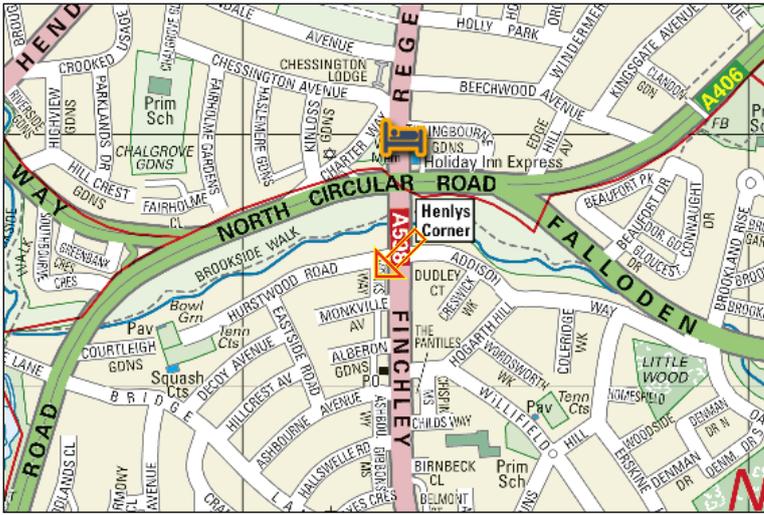
All Transactions are Subject to Contract

1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

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ACCOMMODATION Comprises a self-contained office suite on the entire first floor currently arranged as an open-plan area and one private office, affording the following gross internal

FLOOR AREA **590 SQ FT**

AMENITIES

- * Entryphone
- * Independent gas fired central heating
- * Part air-conditioned
- * Carpeted
- * Strip lighting
- * Kitchenette
- * WC

LEASE

A new lease to be granted for a term by arrangement.

RENT

£20,000 per annum inclusive of rates, service charge and utilities.

EPC

Awaiting

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment through 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) rents quoted in these particulars may be subject to VAT in addition;
- (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
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”