



**BRITANNIA HOUSE, 960 HIGH ROAD,  
NORTH FINCHLEY, LONDON N12**

**147 SQ. M - 1,580 SQ. FT**

**Location** This property is located on the east side of the High Road, at its junction with Britannia Road. Woodside Park underground station (Northern line) is located within easy reach.

**Description** This open planned, self contained office suite is located on part fourth floor. The accommodation has recently been refurbished to provide new carpets and a suspended ceiling system containing recessed fluorescent lighting.

**Specification**

- Commissionaire
- Suspended ceiling
- Lift
- Gas fired central heating
- Parking for 2 vehicles
- Good natural light

<b>Accommodation</b>	<b>Floor</b>	<b>SQ. FT</b>	<b>SQ. M</b>
	<b>Part Fourth Floor</b>	<b>1,580</b>	<b>147</b>
	<b>TOTAL (subject to verification)</b>	<b>1,580</b>	<b>147</b>

**Terms** A new flexible FRI lease directly from the landlord.

**Rent** **£10.00 per sq. ft, subject to contract.**

**Business Rates** We are informed that the rates payable are in the region of £3.93 per sq. ft.

**Service Charges** We are informed that the service charge is in the region of £4.11 per sq. ft.

**Legal Costs** Each party to bear their own legal costs.

**Viewing**

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