

## UNITEC HOUSE 2 Albert Place, Finchley N3 1QB 2,343/4,686 sq ft Offices To Let Low outgoings and ample car parking



### LOCATION

Albert Place runs behind and parallel with Ballards Lane, within a few minutes walk of Finchley Central underground (Northern Line).

There are good road communications with the North Circular Road (A406) approximately one mile, M1 approximately two miles and M25 approximately six miles away.

The shopping centre in Ballards Lane is within close proximity .

### ACCOMMODATION

The second and third floors are available together or separately.

The offices are currently arranged as a mix of open plan space and private meeting rooms, divided by demountable partitioning. The approximate internal areas are :

Second floor	2,343 sq ft	(218 sq m)
Third floor	2,343 sq ft	(218 sq m)

### AMENITIES

- Entryphone
- Laminate flooring
- Suspended ceiling
- Air conditioning
- Double-glazing
- Parking for 8 vehicles
- 8 person passenger lift
- Gas fired central heating
- Recessed lighting
- Vertical blinds
- Kitchen
- Gated car park



**LEASE** - An effective full repairing and insuring lease(s) for a term expiring 30<sup>th</sup> September 2027

**RENT** - £24 per sq ft per annum exclusive.

**RATES** - Estimated rates payable £8.60 per sq ft per annum. **EPC RATING** - to be assessed

**SERVICE CHARGE** - Estimated service charge £7.77 per sq ft per annum.

**LEGAL COSTS** - Each party is to be responsible for their own legal costs incurred.

**VIEWING** -Strictly by arrangement through sole letting agents

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