



**Shakespeare Road, North Finchley N3 £30,000 Per Annum Subject to contract**

A well-planned and versatile office/showroom of circa 2500 sq ft with two private entrances and off street parking for 6 cars.

The unit is well positioned behind North Finchley High Road giving easy access to the High Street and Transport Links.



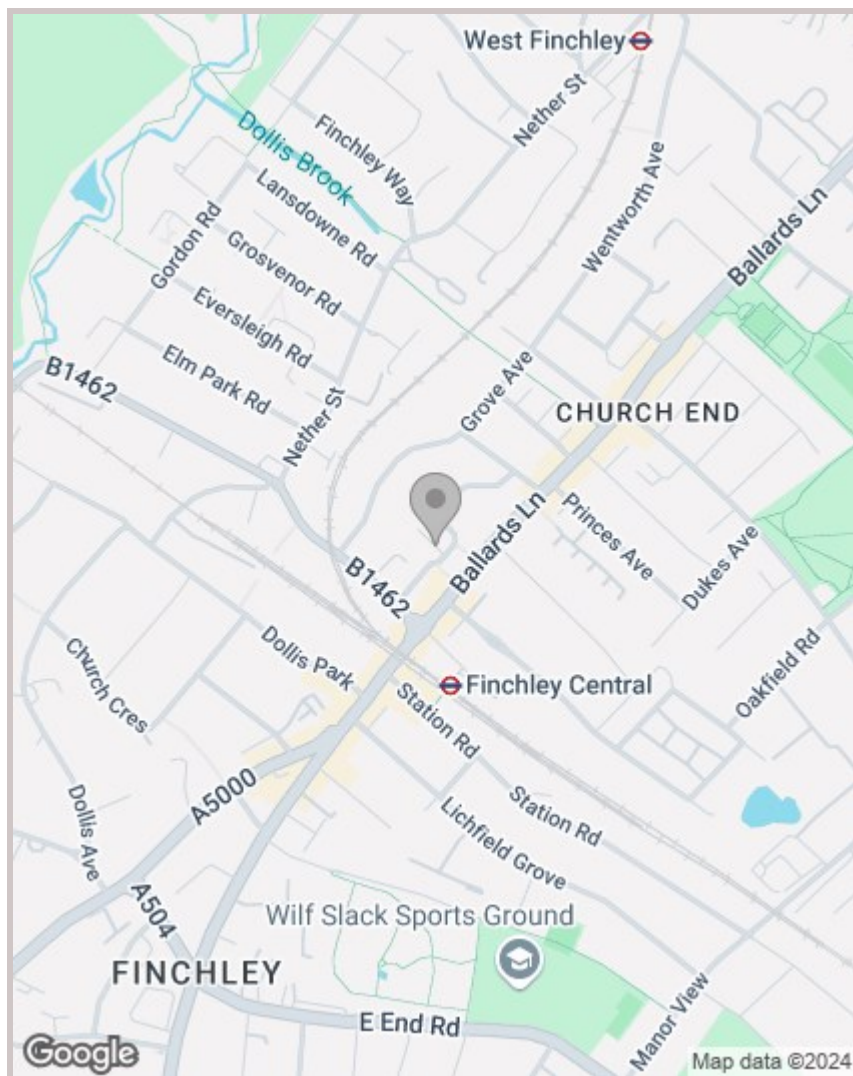
## Property Overview

The office is arranged as :

Two showrooms  
5 separate offices  
3 WC's,  
shower room  
Kitchenette.

It is in excellent condition throughout and provides bright airy rooms, with the benefit of forecourt parking for approx 6 cars.

- Bright Well Planned Unit
- Parking for 6 cars
- Two Entrances
- Great Location
- Excellent condition
- New Lease
- No Premium
- Rent is Plus VAT



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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