

**SMALL SELF CONTAINED OFFICE BUILDING  
TO LET (OFFICE USE ONLY)**

**3b STATION PARADE, COCKFOSTERS ROAD  
COCKFOSTERS, BARNET, HERTS EN4 0DL**



(photo taken 2022)

**Location**

The property is on the service road immediately behind Station Parade, on the eastern side of Cockfosters Road, less than 200 metres south of Cockfosters (Piccadilly Line) Underground Station.

**Description:**

The premises comprise a modern, single storey office building, providing air conditioned, open plan office accommodation, with kitchenette and toilet facilities.

**Floor Area:**

Net internal office area      236sqft      (21.93m<sup>2</sup>)

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Dangerfield Property, Tel: 020 8886 7449

Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131  
VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX



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### **Lease Terms**

A new lease for a term 3 years without rent review, outside the Landlord & Tenant Act 1954.

### **Rent**

£10,000 per annum inclusive of business rates but exclusive of buildings insurance, electricity, broadband, telephones or any other outgoings.

### **Use**

The premises can only be used as an office.

### **Legal Costs**

Each party will bear their own legal costs.

### **Viewing**

Strictly by appointment with Sole Agents, Dangerfield Property. Contact Jeremy Dangerfield  
020 8886 7449 / 07775 625 674 / [jeremy@dangerfieldproperty.co.uk](mailto:jeremy@dangerfieldproperty.co.uk)

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