

Claridges

COMMERCIAL PROPERTY CONSULTANTS

OFFICE SUITES TO LET FROM 247 SQ FT - 2235 SQ FT



**CITY MEWS
122-124 HIGH STREET, BARKINGSIDE IG6**

020 8559 1122



Location:

Situated rear of High Street, Barkingside in between Virginia Gardens and Westminster Gardens. Accessed via a service road which runs behind the High Road and the offices are accessed via this entrance. The property is roughly equidistant from Barkingside and Fairlop Underground Stations (Central Line) and is within walking distance from the premises.

Description:

Comprising a newly created building comprising 12 individual office suites each with their own WC / kitchenette area. The offices are fitted to a good standard with independent power supplies and WiFi. The suites are available on an easy-in/easy-out basis with leases from 1 year to 3 years (longer may be available upon request).

The rents include:

- **24 hour access**
- **CCTV and entry-phone system**
- **High speed WiFi/broadband**
- **Double glazing**
- **Electric heating**
- **Inclusive of business rates**
- **Weekly cleaning of the common areas.**
- **Good location for banks, shops and cafes**

Areas:

See floor plan below.

Lease:

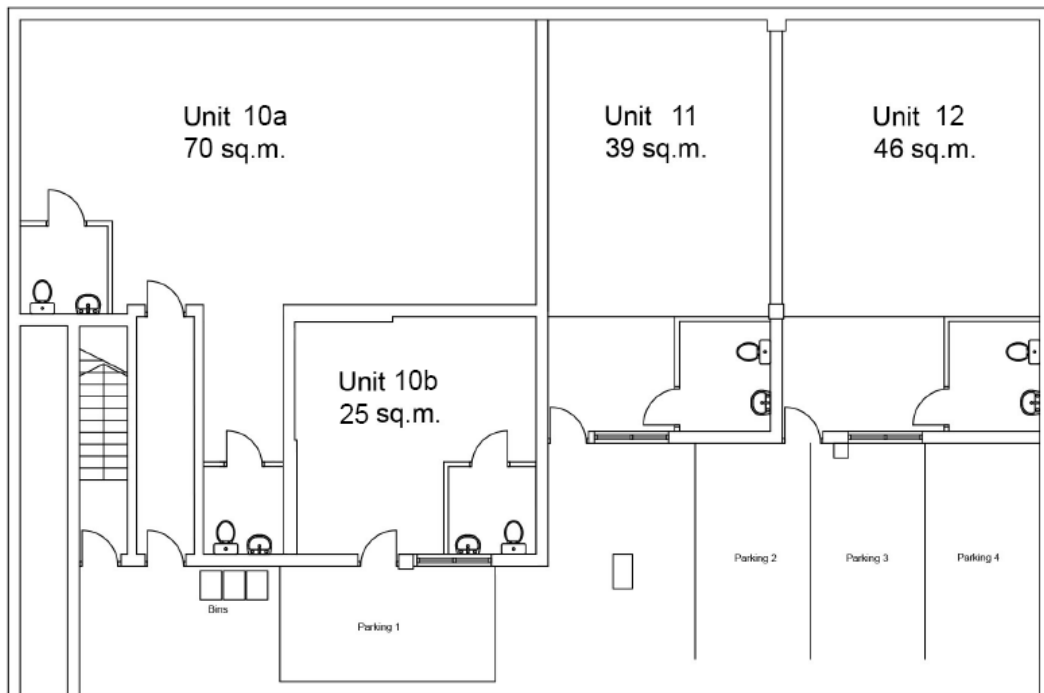
Available on a new lease or licence for a term to be agreed starting from 1-3 years

UNITS	SQ FT	SQ M	RENT PCM	FLOOR	AVAILABILITY
Unit 11	419	39	£1133	Ground	
Unit 12	495	46	£1366	Ground	NOW LET
Unit 4	602	56	£1625	First	
Unit 5	495	46	£1366	First	NOW LET
Unit 6	258	24	£695	First	NOW LET
Unit 7	290	27	£783	First	
Unit 8	387	36	£1044	First	NOW LET
Unit 9	430	40	£1166	First	NOW LET
Unit 3	365	34	£985	Second	
Unit 2	247	23	£665	Second	
Unit 1	312	29	£842	Second	

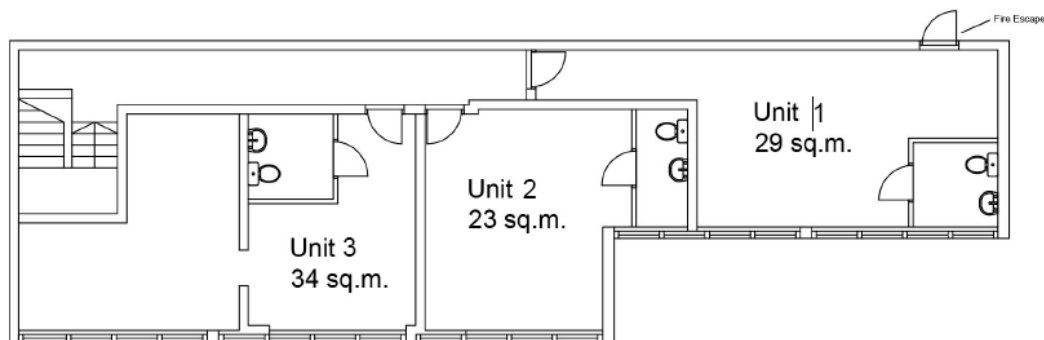
Viewing:

**By Appointment only via Sole Agents
Claridges Commercial – 020 8559 1122
E: info@claridges-commercial.co.uk**

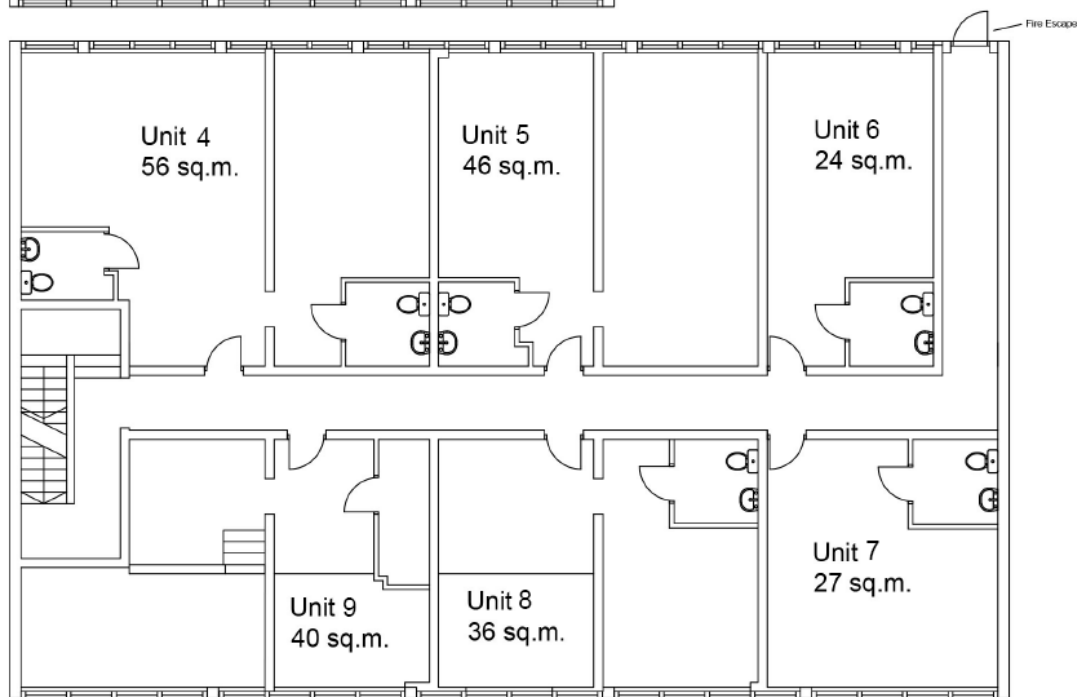
Ground Floor



Second Floor



First Floor



Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.