



**Shakespeare Road, North Finchley N3 £20,000 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.

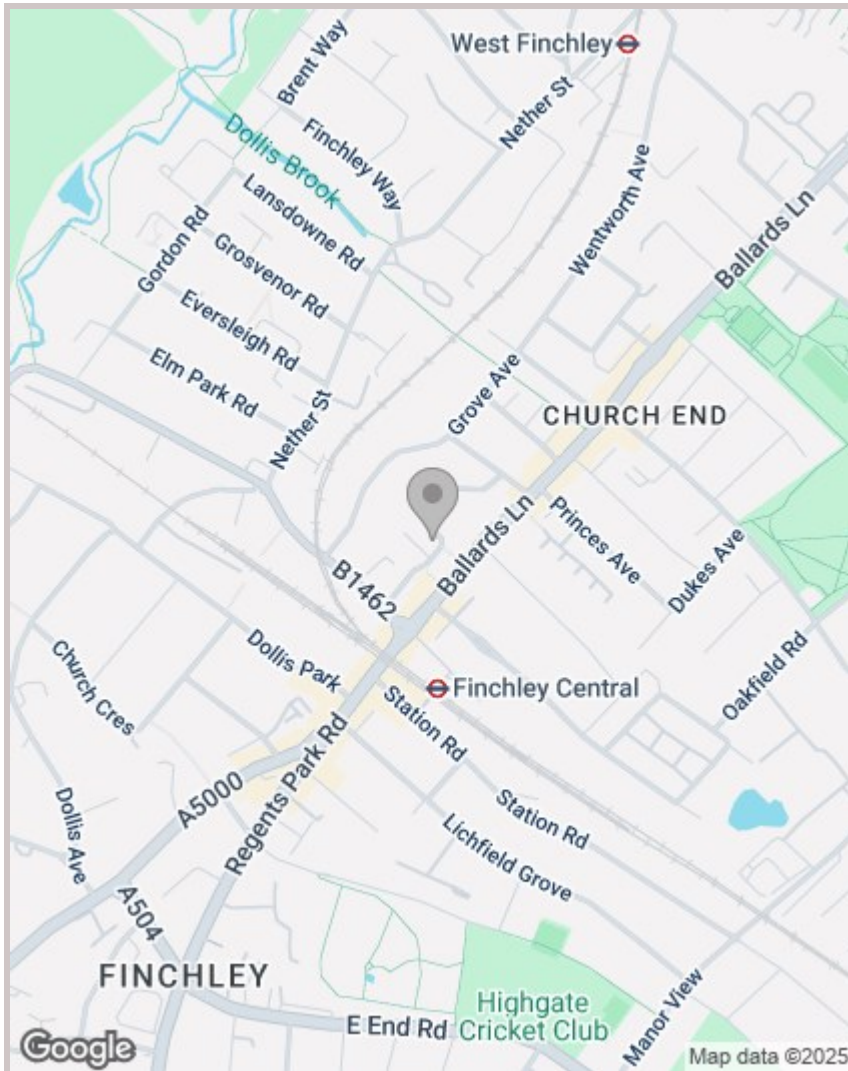
## Property Overview

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.

- Self contained building
- Parking for 3/4 cars
- Private Entrances
- Great Location
- 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	

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
London NW8 0RG

We are members of



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

