

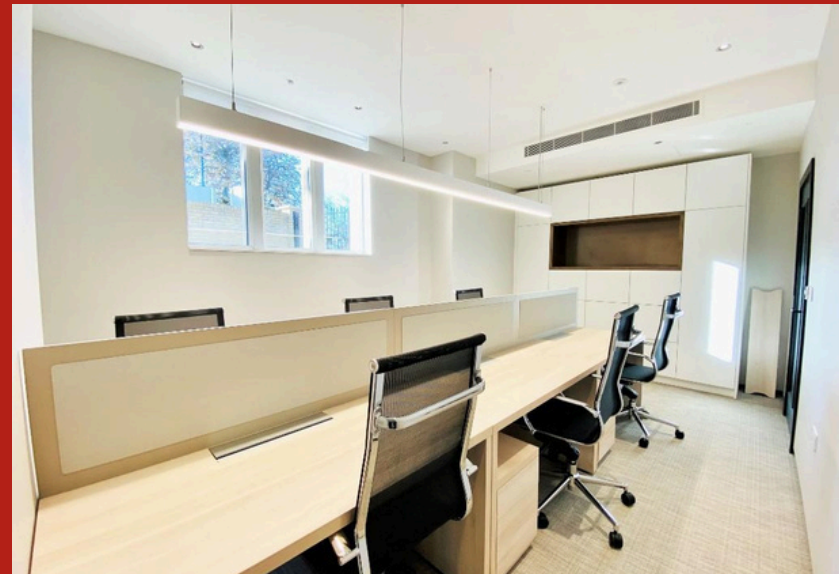
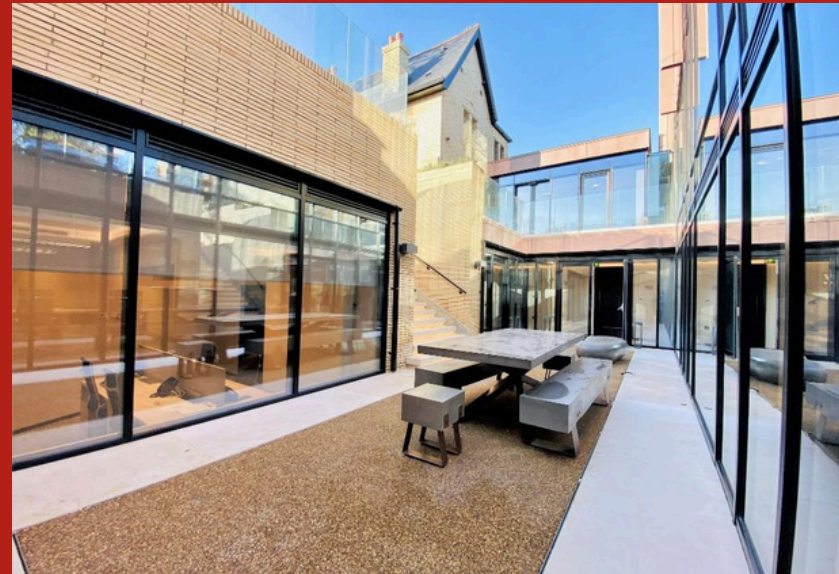


120 Cockfosters Road Barnet, EN4 ODZ

167 Sq Ft
Lower Ground
Use Class E - Ideal for Office
£13,200
Available December 2025



**Breckers
Grossmith**



LOCATION:

The property is situated in the heart of Cockfosters neighbouring with the Underground station providing quick access to the Piccadilly Line.

The area is well served by a wealth of shops, useful utilities (petrol stations) and restaurants including Skewd Kitchen, Deserie and social-media sensation Pepo's.

With the M25 (Junction 24) being just 2.5 miles north, it offers superb connectivity to the national motorway network for those within Cockfosters.

The area contains numerous outings having Cockfosters FC's home ground about a 5-minute walk from the property.

ACCOMMODATION:

No expense has been spared in fully refurbishing this property to the highest standard.

The unit offers the following advantages:

- Heating/Cooling/Lighting/Electricity will be included in the rent.
- All business rates are included.
- All offices and communal areas are to be cleaned once a day (Monday-Friday)
- Kitchen amenities, including tea, coffees, milk etc will be included within the rent.
- Wifi, Wired internet (with speeds of up to 1GB), IT infrastructure & network all included.
- New electrics
- Telephony system and handsets will be included (all calls will be charged with a rate revealed upon enquiry).

OTHER FEATURES :

Access provided via the intercom

All furniture and desks will be supplied by the Landlord

Private entrance

Receptionist Monday-Friday 9-5pm

An external courtyard that can be used as outdoor seating

This unique bright Lower Ground space offers an oasis of calm in contrast to the hustle and bustle as you walk out on to Cockfosters Road itself.

Boardrooms are to be booked at a cost of £15 per half an hour slot if desired.

Mail and parcel handing included.



RENT:
£13,200 per annum.

BUSINESS RATES:

All business rates are included.

SERVICE CHARGE:

There is no service charge for the property.

EPC:

