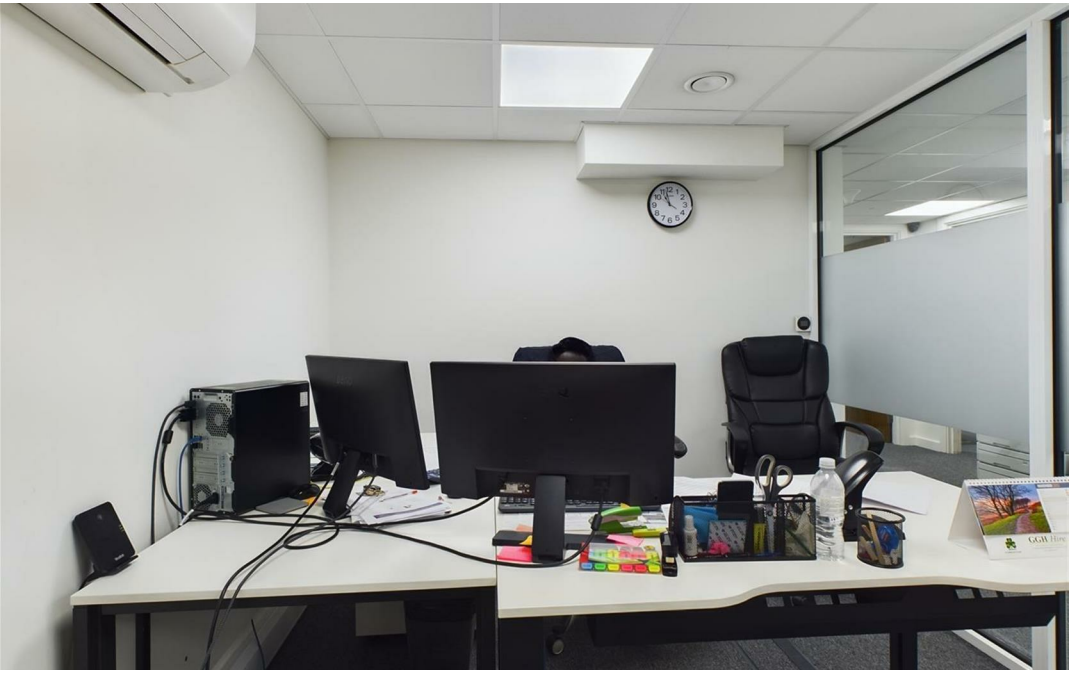
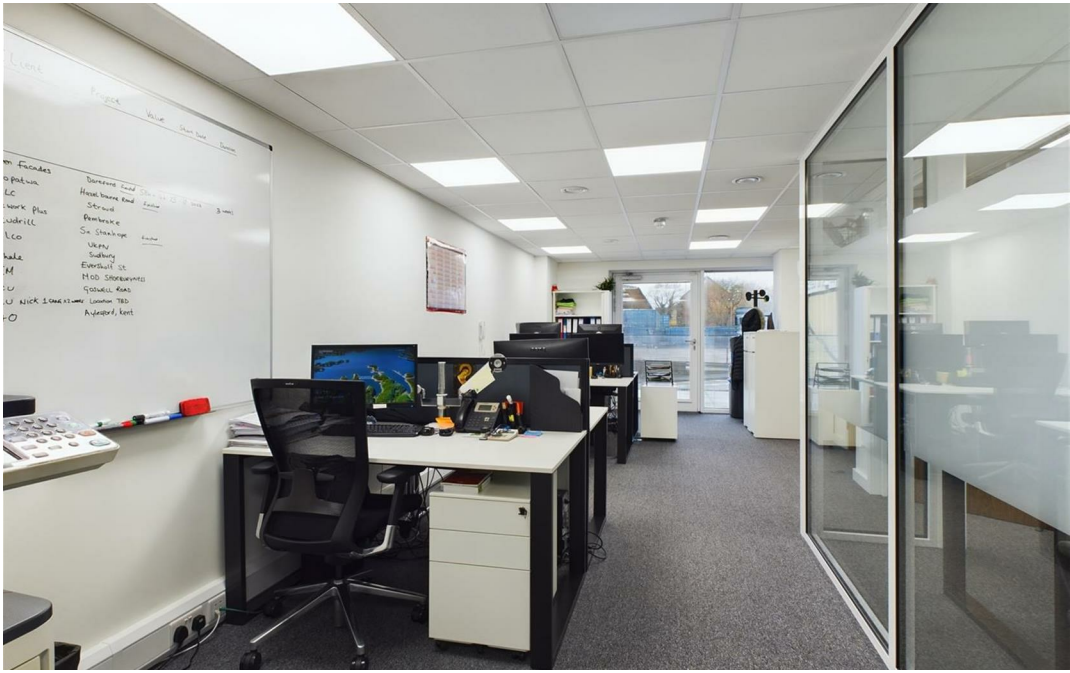
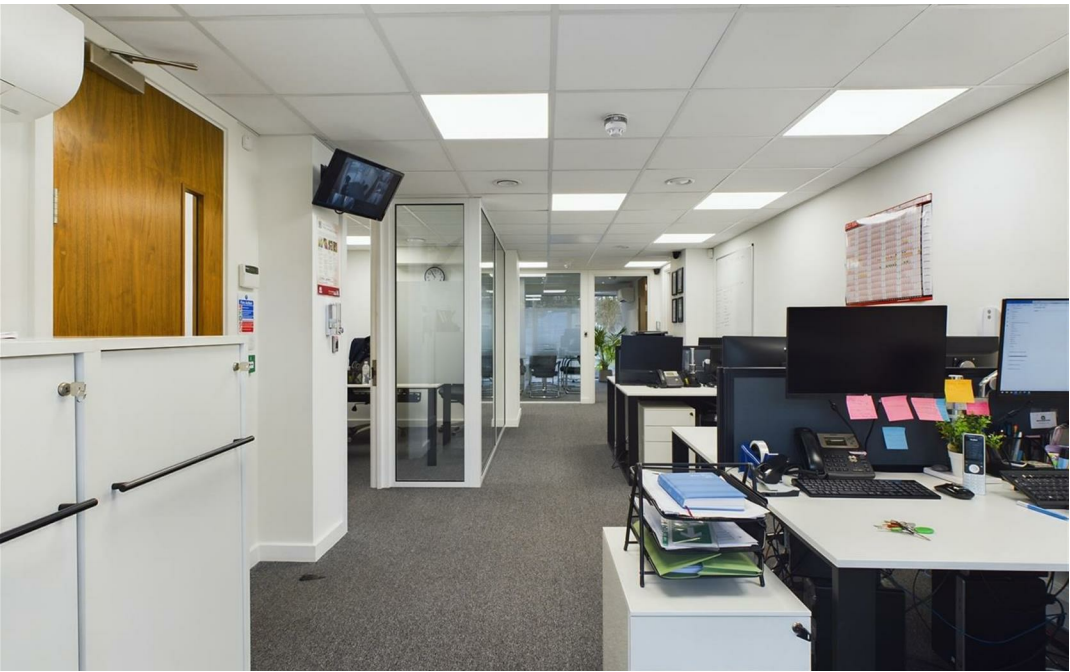




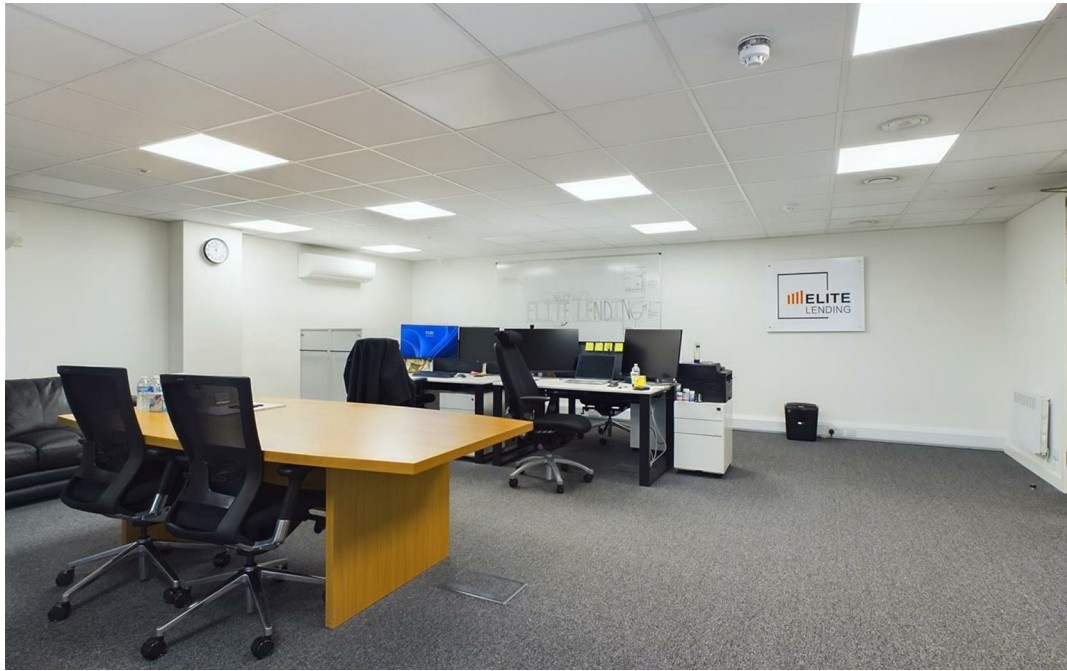
**Cadbury Close, Whetstone N20 9BD**

**£2,200,000**  
**Leasehold**

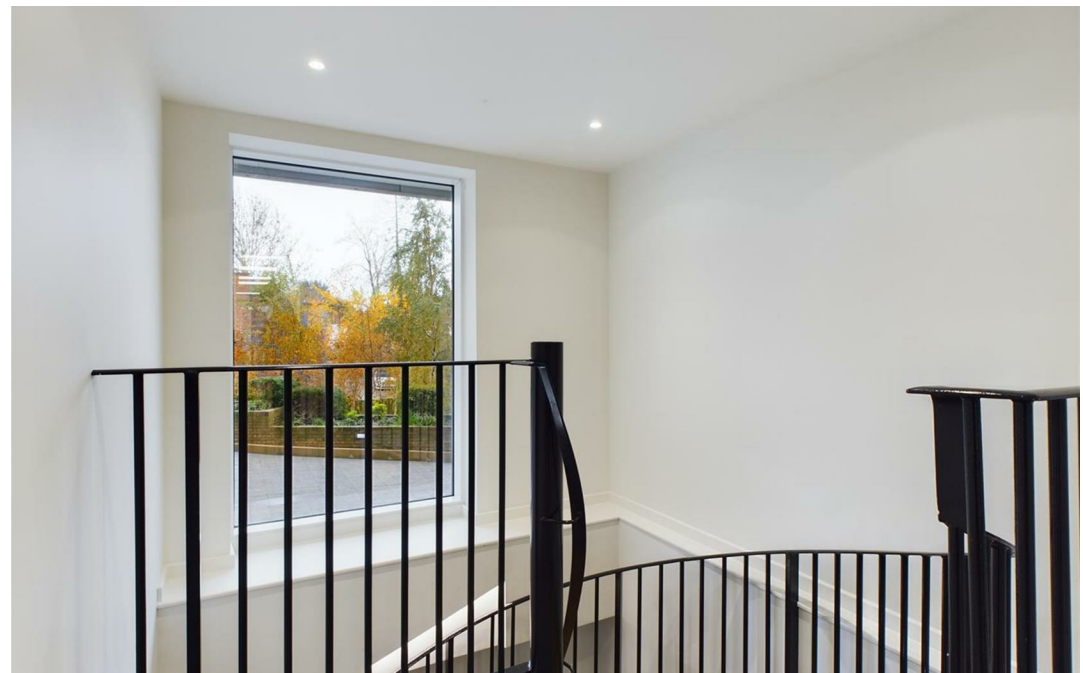












- EXCLUSIVE OFFICE BLOCK
- LIFT + WIFI SIGNAL BOOSTER
- IN EXCESS OF 4,850 SQUARE FEET
- £15,000 MONTHLY RENTAL INCOME

- AIR CONDITIONING/FILTRATION
- LEASE IN EXCESS OF 990 YEARS
- SECURE PARKING + VIDEO ENTRY SYSTEM

- SPREAD OVER TWO FLOORS
- LUXURY KITCHEN & WC FACILITIES
- EPC RATING "B"

This ultra-modern building is situated in a complex on the borders of Whetstone, Barnet and Totteridge, and houses an exclusive suite of offices which are spread over the ground and lower ground floors. Ranging in size from two to ten in personnel capacity, all of the offices benefit from air conditioning which is enhanced by a purified fresh fresh air filtration system, WiFi signal boosters, a video-entry system, access to very smart kitchen and WC facilities, and secure off street parking. Local transport facilities are all within close proximity and a variety of restaurants can be found within walking distance. The Lease is in excess of 990 Years. Service Charges are approximately £2,150 per year, inclusive of Ground Rent and Buildings Insurance. Business Rates are £38,000 per year. Please note that the floor plan does not include all of the storage areas or the lift shaft, and that the total area is in excess of 4,850 square feet. The current monthly rental income is in the region of £15,000.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
4431.95 ft<sup>2</sup>

Reduced headroom  
39.00 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom:  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE340

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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