

# The Spires Barnet Unit 10

## TO LET



### LOCATION

Barnet is located approximately 11 miles North West of Central London, and is directly connected via the Northern Line at High Barnet Station. Spires is situated right at the heart of Barnet, with a core catchment of 111,000.

The centre benefits from the anchor tenant of **Waitrose**, who have recently committed their long term future to Spires. Other notable adjacencies to the subject unit include **The Works**, **Poundland** and **WHSmiths**.

### ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	<b>1,462 sq ft</b>	<b>136 sq m</b>
First Floor:	<b>1,154 sq ft</b>	<b>107 sq m</b>

### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

### RENTAL

On Application

### SERVICE CHARGE

£23,975 pa.

### INSURANCE

£1,264 pa.

### RATING

The property is assessed for rates as follows:

Rateable Value 2023:	<b>£37,250</b>
UBR 2023/24:	<b>49.9p</b>
Estimated Rates Payable:	<b>£19,087 pa</b>

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

### EPC

Available on request.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

**Hugo Mackichan**

07534 438411

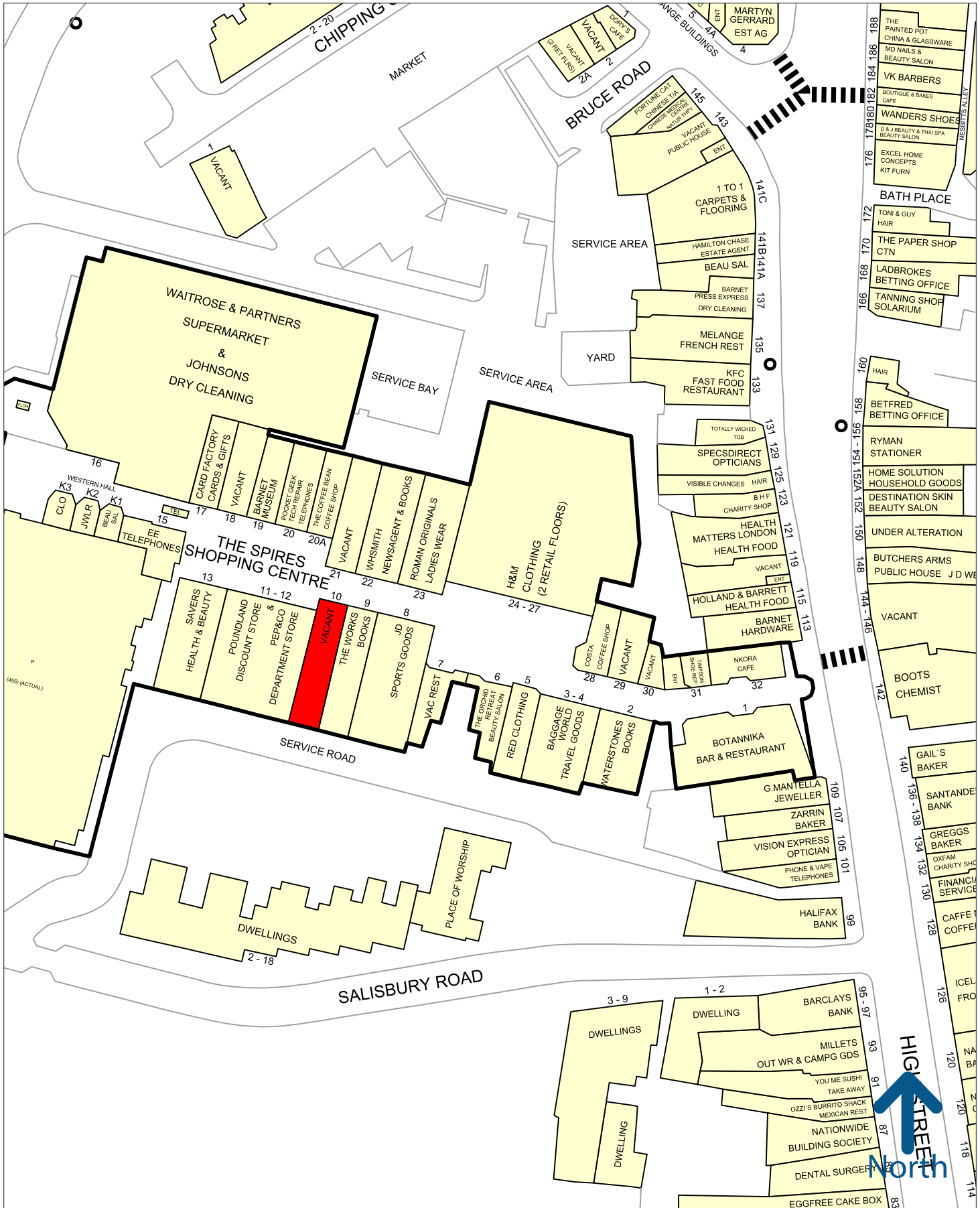
[hugomackichan@fmx.co.uk](mailto:hugomackichan@fmx.co.uk)

**Filippa Mudd**

07917 034807

[filippamudd@fmx.co.uk](mailto:filippamudd@fmx.co.uk)

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50 metres

Experian Goad Plan Created: 12/02/2024  
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