

**607 High Road, North Finchley  
London N12 0DZ**



**moorfields**   
Corporate Recovery

On the instructions of Simon Thomas and Fred Satow of Moorfields Corporate Recovery LLP Joint Administrators to Inclarity Limited

**Detached Offices with Ancillary Storage  
2,889 sq ft (268 sq m) on 0.05 acres (0.02 ha)**

- Prominent roadside location
- Close A406/A1/M1/M25
- Potential for alternative uses / redevelopment
- Freehold For Sale £550,000



**Edward  
Symmons**

**020 7955 8454**

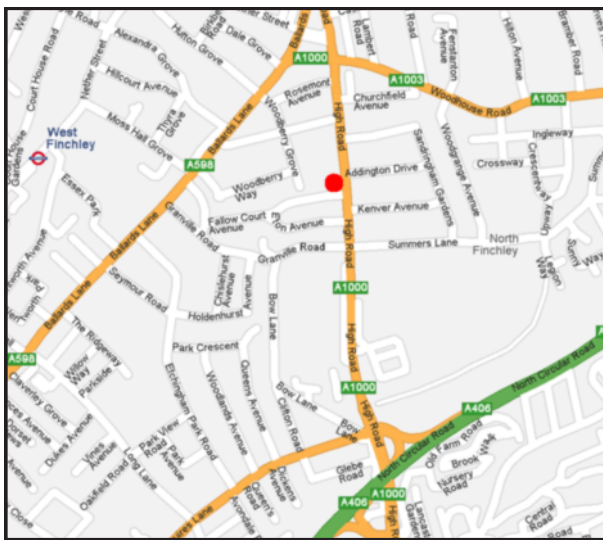
**[www.edwardsymmons.com](http://www.edwardsymmons.com)**



## Location

The property is located at the corner of High Road (A1000) and Fallow Court Avenue, a short distance from the North Circular A406.

The surrounding area contains a high density of housing and is well served by public transport with West Finchley Underground (Northern Line) half a mile to the west and New Southgate Railway Station some one and a half miles to the east. Regular bus services operate along the High Road.



## Description

A detached brick building arranged over three floors together with two garages located towards the rear of the property.

The ground floor currently provides offices with ancillary storage and garages, whilst the upper two floors provide further offices and storage.

We understand that the property previously provided retail at ground floor level with residential units over the upper two floors.

## Accommodation

All floor areas are approximate (GIA):

Ground Floor	1,793 sq ft	167sq m
First Floor	673 sq ft	63 sq m
Second Floor	422 sq ft	39 sq m
<b>Total</b>	<b>2,889 sq ft</b>	<b>268 sq m</b>

## Tenure

Freehold

## Price

Offers are invited in the region of £550,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

## Legal Costs

Each party shall bear its own costs.

## Viewing

Jeremy Leaf & Co

Contact: Michael Zucker  
 Tel: 020 8446 4295



Edward Symmons LLP

Contact: Richard Lawton or Ian Bell  
 Tel: 020 7955 8454

June 2010

**2 Southwark Street, London Bridge, London SE1 1TQ**

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