# INTEC HOUSE

MOXON STREET, BARNET EN5 5TS

ENTER



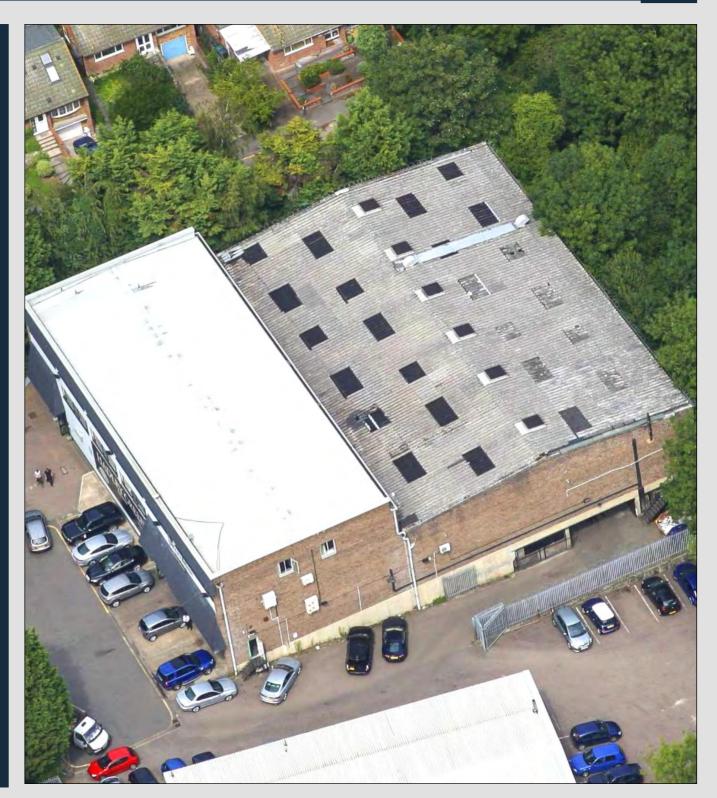
#### INTEC HOUSE MOXON STREET, BARNET, LONDON EN5 5TS

A substantial freehold building offered **for sale** with development potential, located within close proximity of Barnet High Street & High Barnet Underground Station

## GLPG

#### INVESTMENT SUMMARY

- A three-storey freehold building, currently arranged as serviced offices & warehouses producing approx. £250,000 per annum
- Substantial **development potential**, subject to obtaining all necessary consents
- Located within **walking distance** of both Barnet High Street & High Barnet Station
- **Prominent site** measuring approx. 0.6 acres / 26,132 square feet / 2,428 square metres
- Please note, an Article 4 Direction is in place
- Lower-ground floor car park with approximately 25 car parking spaces, in addition to circa 8 surface parking spaces
- Viewings by appointment only please contact a member of our team to arrange an inspection



#### LOCATION

Intec House is located 0.3 miles from High Barnet Station and sits within the London Borough of Barnet.

High Barnet is an affluent area, comprising a mix of families, investors and young professionals, where properties of all types in the area continue to experience strong capital appreciation.

The site is within walking distance of both Barnet High Street & High Barnet Station, in addition to an abundance of local restaurants, shops and supermarkets.

The area has experienced substantial growth over the past decade, underpinned by excellent schools and transport links as well as being a short journey time into Central London by both car and public transport.

#### **KEY DISTANCES**

- Hadley Wood Hospital 0.1 miles
- High Street & Local Amenities 0.1 miles
- The Spires Shopping Centre 0.2 miles
- Queen Elizabeth's Girls' School 0.2 miles
- High Barnet Station -0.3 miles
- Barnet Hospital 0.6 miles

**KEY TRAVEL TIMES** 

- New Barnet Station 1.1 miles
- Hadley Wood Station 1.4 miles





Kings Cross: 28 minutes





Barnet High Street: 3 minutes

#### DESCRIPTION

Intec House is a three-storey, freehold building sat within a site extending to approx. 0.6 acres.

The building includes an internal lift and lower-ground level car park with circa 25 car parking spaces, in addition to surface parking to the front of the building.

The ground-floor comprises a waiting/reception area and mostly doubleheight warehouse/distribution areas, with the upper parts comprising a mix of offices, storage spaces and workshops.

The property is currently arranged as serviced offices and warehouse spaces, let to a mix of tenants, held on monthly licenses, producing an income of approx. £250,000 per annum. The income itself varies up and down on a monthly basis due to the nature of the tenancies.

Subject to obtaining all necessary approvals and consents, the property benefits from development potential to provide a commercial, residential or mixed-use scheme, as well as asset management opportunities to enhance the value through refurbishment and tenant mix.

#### DATA ROOM

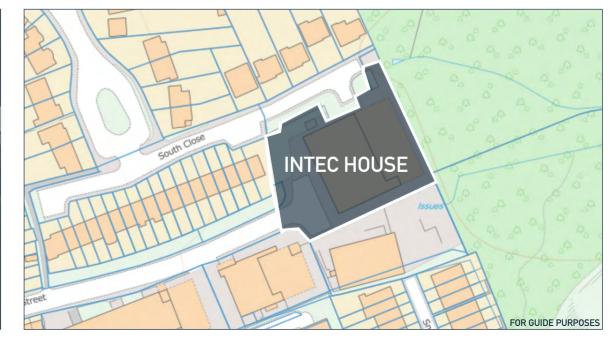
<u>Click Here</u> to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: intechouse (case sensitive)

The data room contains the following set of documents:

- 1. Site Location Plan
- 2. Title Register
- 3. Title Plan
- 4. Tenancy Schedule (correct as of the 9th of January 2020)
- 5. Floor plans (historic layout and not current)

Please note, the data room is being regularly updated.

#### Access Code: intechouse (case sensitive)





### PROPOSAL

Price on application and we are instructed to invite offers on an unconditional basis

Please note, timescales for completion will be considered up to a maximum of 3 months from an exchange of contracts

## VAT

It is our understanding that the property is not elected for VAT

## **OFFERS**

To be sent via email or post detailing a proposal, timescales, method of funding and solicitor details

## DATA ROOM

<u>Click Here</u> to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: intechouse (case sensitive)

## CONTACT

For further information or to arrange an inspection, please contact a member of our Investments Team on 020 3640 6420 or team@glpg.co.uk.



Dean Leslie Director 07446 918 939 Dean.leslie@glpg.co.uk



Adam Freedman Investment Associate 07572 121 301 Adam.freedman@glpg.co.uk



Matt Glazer Director 07879 774 584 Matt.glazer@glpg.co.uk



Emmanuel Rashti Investment Associate 07738 571 372 Emmanuel.rashti@glpg.co.uk

GLPG

**INVESTMENT & DEVELOPMENT ADVISORS** 

**Legal Disclaimer:** GLPG on their own behalf and on behalf of the Owner/Landlord of this property whose agents give notice that this document does not constitute any form of contract for sale or lease.

Statements made within this brochure, related documentation and other communication from GLPG Limited, including that of income, measurements and distances should not be relied upon. Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence. GLPG is the trading name of GLPG Limited, a company registered in England, No: 09871398.