



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
- **Gross internal area** is approximately 28,000 square feet, including the lower-ground floor car park - please note, this is for guide purposes only and GLPG has not measured the building
- 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
- New Barnet Station - 1.1 miles
- Hadley Wood Station - 1.4 miles



KEY TRAVEL TIMES



Kings Cross: 28 minutes



Barnet Hospital: 6 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 double-height 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

[Click Here](#) 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

Guide Price: £5,200,000, subject to contract

VAT

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

OFFERS

To be sent via email to team@glpg.co.uk by **Midday on Friday 7th February 2020**, detailing the following:

1. Price
2. Exchange & completion timescales
3. Exchange deposit
4. Method of funding
5. Solicitor details
6. Any associated conditions

NB: The seller is prepared to consider completions between zero & three months post-exchange of contracts.

DATA ROOM

[Click Here](#) 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

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INVESTMENT & DEVELOPMENT ADVISORS

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