

FIRST FLOOR COMMERCIAL SPACE TO LET

6 Gourley Place, Tottenham, London, N15 5NF | £30,000 per annum.



DESCRIPTION ...

The property comprises a large first floor space that sits within a two-storey brick warehouse. The property is accessed through a private ground floor entrance with security shutters on Gourley Place.

Internally, the property is divided by partition walls to provide a lobby, toilets, a kitchenette and offices at the front and two large halls at the rear.

The property is currently fit out for use as a place of worship.

The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Total	322.32	3,469.40

LOCATION ...

The property is located along Gourley Place within the 'Gourley Triangle' site, just off Seven Sisters Road, in Tottenham North London.

The property is located in close proximity to Seven Sisters and South Tottenham train stations. The area is also served by multiple bus routes.

USE ...

Commercial uses invited. Any works to the property and change of use must go through the appropriate planning and building regulations processes.

RENT ...

£30,000 per annum (excluding VAT if applicable). This figure is exclusive of business rates and service charge.

FIRST FLOOR COMMERCIAL SPACE TO LET

6 Gourley Place, Tottenham, London, N15 5NF | £30,000 per annum.



TENURE ...

A lease term of 10 years (to be granted outside of Part II of the Landlord and Tenant Act 1954).

DELIVERY ACCESS ...

Operators will be permitted limited vehicle access to load and unload with stopping time limited to 30 minutes maximum. No permanent parking is available.

SERVICE CHARGE...

A pro rata apportionment of the costs of maintaining and repairing the common parts (including the estate) will be charged in line with modern estate format.

BUSINESS RATES ...

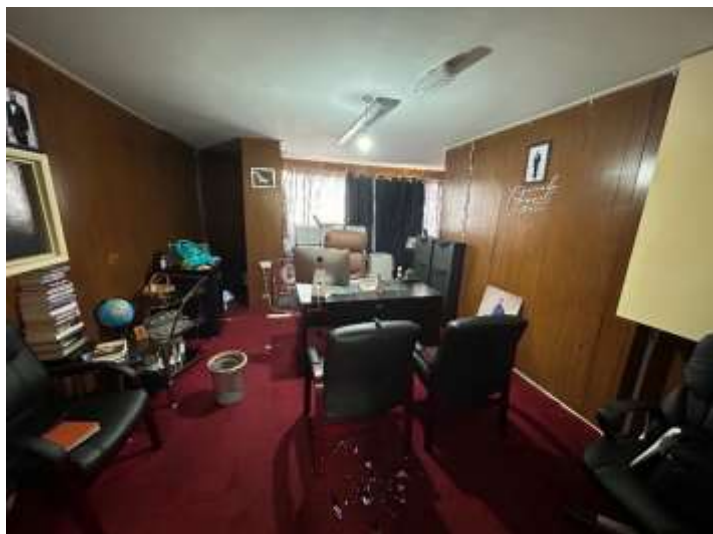
All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

The tenant is to cover the Landlord's legal and admin costs.

EPC ...

EPC details available upon request.



VIEWING ...

For further information or to arrange a viewing, please contact the details below:

Jack Bayes

T: 07880 796813

E: jack.bayes@exigenproperty.co.uk

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@exigenproperty.co.uk

EXIGEN PROPERTY LIMITED

WAREHOUSE W | 3 WESTERN GATEWAY | ROYAL VICTORIA DOCKS | LONDON | E16 1BD

Registered office & trading address as above. Registered in England & Wales. Regulated by RICS.

Company No. 05834783.

