

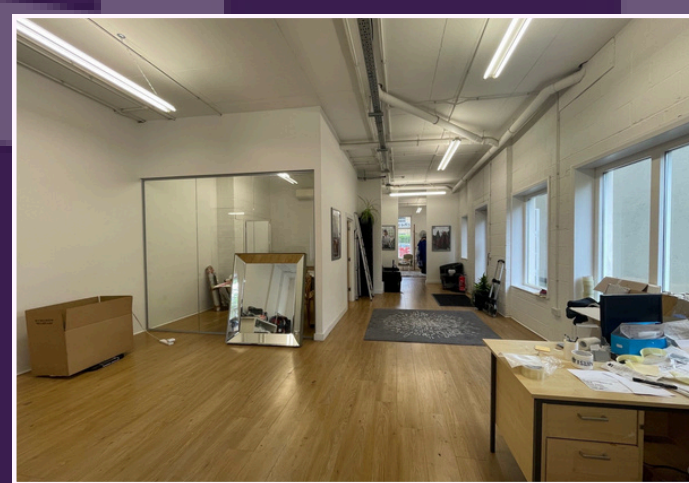


IAN SCOTT INTERNATIONAL

Established 1971 - London W1

**TO LET / FOR SALE - 4,720 SQ FT
TUFNELL PARK RD, LONDON N7**

**BRIGHT SPACE SUITABLE FOR A VARIETY OF OCCUPIERS
(GYM, PILATES, YOGA, MEDICAL, NURSERY, DARK SUPERMARKET)
OR POTENTIAL FOR CHANGE OR USE TO RESIDENTIAL**



GALLERY



LOCATION

Tufnell Park Road, located in the heart of North London, near to its corner with Holloway Road, offers excellent access to a wide range of local amenities and public transport options. The property is just a short walk from Holloway Road Underground Station, providing easy access to the Piccadilly Line. Several bus routes also run nearby, ensuring excellent connectivity across the city. Enjoy the convenience of being close to a diverse selection of shops, restaurants, and cafes, offering plenty of dining, shopping, and leisure opportunities.

DESCRIPTION

This self-contained space is arranged over ground & lower ground. The space is predominantly open plan with natural light via large windows on three sides, providing a welcoming and productive environment. There are two partitioned meeting rooms/private offices. The whole demise benefits from high ceilings.

ACCOMMODATION

- Excellent Natural Light
- 2x Glass Partitioned Meeting Rooms.
- Kitchenette
- Entryphone
- AC
- 24/7 access
- Secure Gated Access
- Parking
- Central Location close to Holloway Road & Tufnell Park Underground Stations.

FLOOR AREAS

Ground Floor	2,056 sq ft (191 sq m)
Lower Ground Floor	2,664 sq ft (247.49 sq m)
Total	4,720 sq ft (438.49 Sq m)

PROPERTY INFORMATION

**RENT**

£108,310 per annum exclusive.

PRICE

On Application

TERM

The premises are available on new FR&I lease (outside the Landlord & Tenant Act) for a term by arrangement or for sale on a virtual freehold.

RATES

Rates Payable: £20,173 per annum.

Interested parties should make their own enquiries.

SERVICE CHARGE

TBC

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable.

VIEWINGS

Strictly by appointment only through sole agents Ian Scott International.

FINANCIALS



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