

OFFICE OR LEISURE USE (CLASS E)

5,300 sq ft

TO LET



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15a Tottenham Lane, Hornsey, London, N8 9DJ

Description

A self-contained, ground floor office premises comprising open-plan space with a reception area, WCs and 3 meeting rooms.

The unit benefits from natural daylight and parking for 4 cars.

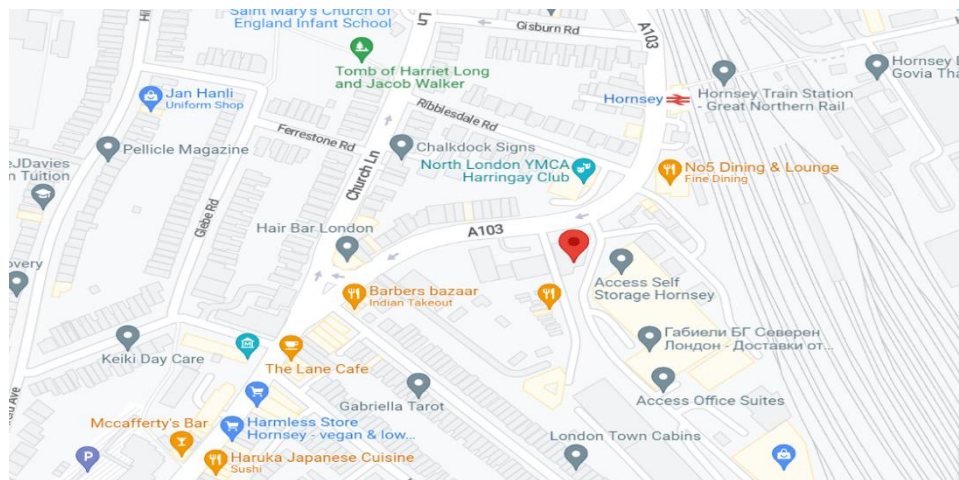
There is also a small storage area in which to put racking or for use as a server room.

The landlord would accept an office use as well as a change of Use to leisure (E), D1/D2 Use or F1 educational use.

Location

Tottenham Lane (A103) is located 7 miles north of Central London and under 2 miles from both North Circular Road (A406) to the north and Tottenham High Road (A10) to the east.

Hornsey Station is close by which provides regular services into Central London and links with the underground and overground rail system at Finsbury Park (Piccadilly Line and Victoria Line underground services and WAGN rail services).



COMMERCIAL PROPERTY SPECIALISTS

Tenure

Leasehold. Flexible leases available upon request.

Rent

On application.

Business Rates

The property has a rateable value of £10,000 from 1 April 2023.

Features

- 4 Parking spaces
- WCs
- Suspended ceiling with tiles
- Heating
- Internet infrastructure in-built
- Natural daylight
- Storage room
- Separate meeting rooms

Accommodation

5,300 sq ft

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Assessment Rating

Service Charge

Upon application

Viewing/Further Information:

Strictly by appointment through sole agents:



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