

COMMERCIAL UNIT - TO LET SELF-CONTAINED & WITH 2 PRIVATE PARKING SPACES



REAR UNIT, 51 COLNEY HATCH LANE, MUSWELL HILL, N10 1LJ

Located on the corner of Greenham Road, fronting Colney Hatch Lane and lying approximately two-thirds of a mile south of the A406 North Circular Road.

This self-contained unit is located to the rear of the main building.

There are 2 allocated parking spaces with the unit. From the parking area there are steps up to the entrance door, which opens directly into a corridor, from which there is a WC, and access to 2 rooms.

Viewings – strictly by appointment only

**RENT: £20,000 Per Annum, inclusive of service charge,
building insurance & electricity (excludes gas & telecoms)**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, RG MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

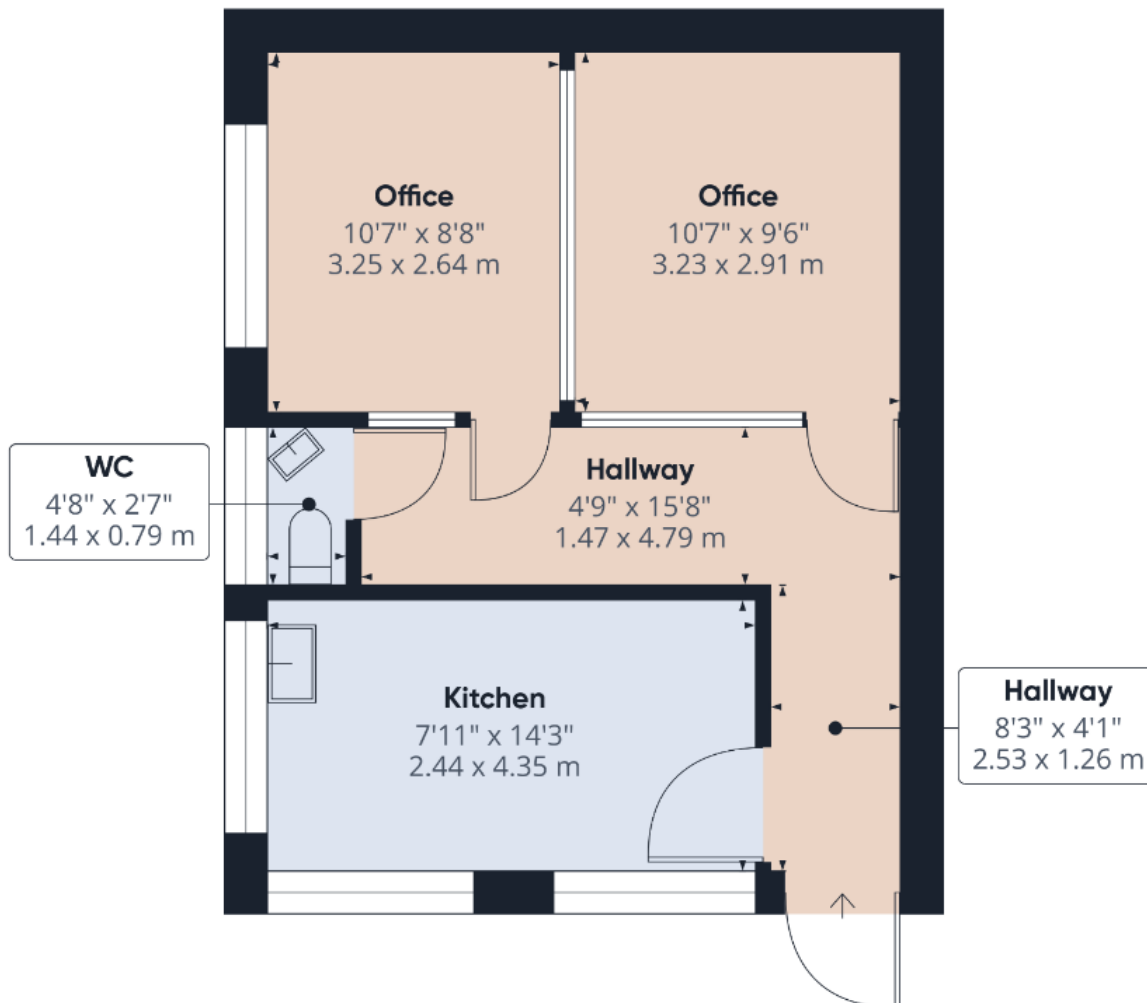
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

Rear of 51 Colney Hatch Lane, N10 1LJ

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NOTE: The glazed office partitions can be removed if an open plan space is preferred.

**GIA: The Unit has a gross internal area of
Approximately 431ft² (40m²)**



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Legal Fees:

Each party responsible for their own costs.

Business Rates:

According to the VOA web site, the 2026 Rateable Value is £8,100. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the Borough of Haringey council.



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