



COMMERCIAL SPACE TO LET

| Arch 9, The Viaduct, St James Lane, Muswell Hill, London, N10 3QX |

| Offers invited in the region of £17,500 per annum. |



DESCRIPTION ...

The property comprises a ground and mezzanine floor studio space, built within a railway arch.

Internally, the property is in good condition. The ground floor is divided into an open workspace with WC and storage facilities. The mezzanine provides an office space and additional storage.

There is parking available on site, shared with the neighbouring properties.

The property does not have access to the rear.

The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Total (NIA)	86.64	932.62

RENT ...

Rental offers are invited in the region of £17,500 per annum (excluding VAT if applicable). This figure is exclusive of business rates and service charge.

LOCATION ...

The property is located just off St James's Lane, within The Viaduct estate, a parade of sixteen converted railway arches, in Muswell Hill north London. Muswell Hill is a very desirable location with excellent footfall.

The property is located approximately 1 mile from Highgate Underground Station and approximately 1.2 miles from East Finchley Stations. Additionally, the local area is serviced by the 43, 102, 134, 144 and W7 bus routes.

USE ...

We understand that the property has Use Class E consent, prospective tenants should make their own enquiries with the local planning authority. Any works to the building and change of use must go through the appropriate planning and building regulations processes.

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TENURE ...

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

EPC ...

EPC details available upon request.

SERVICE CHARGE...

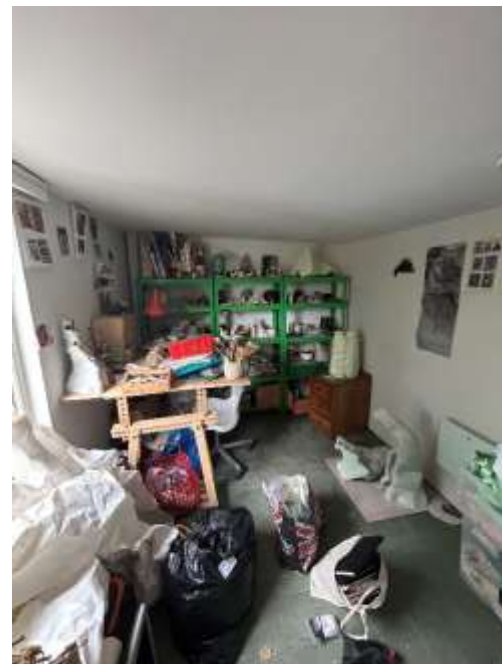
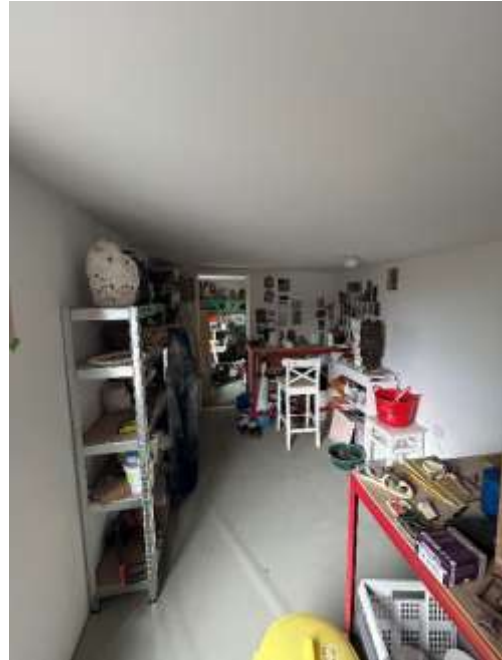
A pro rata apportionment of the costs of maintaining and repairing the common parts (including the estate) will be charged in line with modern estate format.

BUSINESS RATES ...

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

LEGAL COSTS ...

The tenant is to cover the Councils legal and administration costs.



VIEWING ...

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

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