

TO LET

(New Lease)

LOCK UP COMMERCIAL UNIT

AVAILABLE IMMEDIATELY



COLNEY HATCH LANE, MUSWELL HILL, N10

Until recently the premises have been used as office space, and from September 2020, the unit will come under the new E Classification.

The property is conveniently situated mid-way between the junction of the A406 & Colney Hatch, and the shopping and transport facilities of Muswell Hill.

As well as easy access to the North Circular Road (A406), the area is generally served by Bounds Green underground station (Piccadilly Line), and Alexandra Palace mainline (both to the east of the property), and Finchley Central underground station (Northern Line) south west of the property – all within approximately 1 ½ miles.

Until recently, the property has been used in conjunction with the adjacent unit. Some separation works are still in hand – including the dividing of the rear yard.

Viewing Highly recommended – all viewings strictly by appointment only

RENT £18,000 PAX - (No Premium)

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.



Accommodation

Maximum overall dimensions;

Front Area 24'9" x 14' (7.54m x 4.27m)

Opening to inner lobby with WC and kitchenette. Further leading through to;

Rear Area 19' x 12'3" (5.79m x 3.73m)

Leading to rear porch with 2 further WCs, and rear door with steps down to rear yard.

Rear Yard 36' x 19' (10.97m x 5.79m) plus additional side area of 27' x 5' (8.23m x 1.52m)

GIA 580ft²(53.8m²) plus ancillary & rear yard



Lease:

New Lease – terms to be negotiated – No premium.

Legal Fees:

Ingoing tenant to be responsible for landlord's reasonable legal expenses.

Business Rates: According to the VOA web site, the 2017 Rateable Value is £10,885.10. 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 London Borough of Haringey – 020 8489 1000.

CEPC TO FOLLOW

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MAUNDER TAYLOR

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