

COMMERCIAL ESTATE AGENTS & VALUERS

AIR CONDITIONED OFFICE SUITE

2,174 SQ FT APPROX

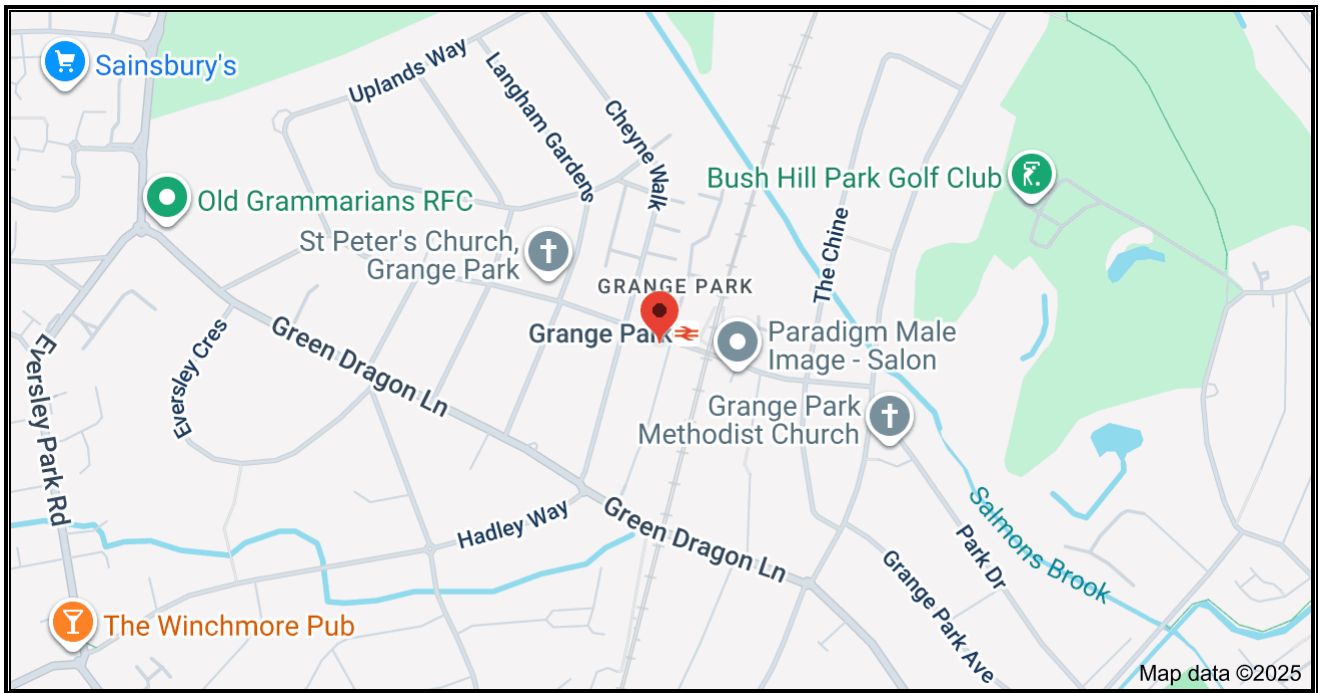
TO LET

**RAMSAY HOUSE, 18 VERA AVENUE, GRANGE PARK,
WINCHMORE HILL, LONDON N21 1RA**



1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
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LOCATION

The office building is situated at the corner of Vera Avenue and Merridene in this pleasant suburban location. Grange Park British Rail Station is directly opposite, which provides a 28 minute service to London's Kings Cross and Moorgate Stations.

Excellent road communications are afforded, with Junction 25 of the M25 via the A10 Cambridge Road approximately 4 miles North and the North Circular Road (A406) approximately 2½ miles to the South.

ACCOMMODATION

Comprises a self contained office suite on the second floor within this detached three-storey building. The suite is currently partitioned to provide six private offices although can easily be reconfigured. The suite affords the following approximate

FLOOR AREA

2,174 SQ FT

AMENITIES

- * Entryphone
- * Air conditioning
- * Electric heating
- * Carpeting
- * Perimeter trunking
- * Suspended ceilings with recessed lighting
- * Kitchenette
- * Own male and female toilets
- * Vertical blinds
- * Alarm
- * Parking available plus business permits at £85 pa each.

LEASE

A new effective full repairing and insuring lease to be granted for a term by arrangement, subject to upward only rent reviews at 5 yearly intervals if applicable.

RENT

£39,000 per annum exclusive.

SERVICE CHARGE £9,000 per annum approx. plus VAT which includes all electricity and building insurance.

RATES Obtained from the www.voa.gov.uk website the rateable value is £29,250 and the rates payable for 2025/26 are £14,595 per annum. Interested parties should confirm annual rates payable with local rating authority.

EPC E

VIEWING Strictly by appointment through sole agents as above.





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