

6 Florey Square, Highlands Village, Winchmore Hill LONDON N21 1UJ



Online details
17820

Area

Net Internal Area: 307 sq.m. (3,302 sq.ft.)

Price

£500,000 subject to contract

Property Description

The property comprises a three storey office building, which was constructed in 2001 forming part of the Highlands Village development.

A 125 year long leasehold interest of the ground floor and part first floor is being sold to London Borough of Enfield. The remainder of the first floor and the entire second floor are vacant.

The accommodation provides an open plan general office area and a variety of private offices and meeting rooms on the second floor with and independent office and store at first floor.

- > Excellent car parking
- > Suitable for a variety of uses subject to planning
- > Passenger lift
- > Kitchen
- > Perimeter trunking
- > Cat II lighting
- > Central heating
- > Male & female and disabled WCs
- > Security alarm (not tested)



Our ref: 17820



Freehold Office For Sale - Winchmore Hill, London N21

Suitable for a variety of alternative uses STP

Accommodation	Area sq.m.	Area sq.ft.	Status
Ground Floor			Long leasehold interest sold
Part First Floor			Long leasehold interest sold
First Floor Office	56.11	603	Vacant
First Floor Store	6.18	66	Vacant
Second Floor Office	244.52	2631	Vacant

Property Location

Highlands Village forms part of the Affluent north London suburb of Winchmore Hill.

The premises are approached from Highlands Avenue with road frontage to Tresilian Avenue. In the immediate vicinity there is a Sainsbury's, Lloyds Pharmacy, Highlands Health Centre, Busy Bees Day Nursery and situated on the ground and part first floors of the subject property is Highlands Village Pre School and Highlands Village Hall.

Oakwood London Underground Station (Piccadilly Line) is approximately 0.75 miles to the west. Grange Park Railway Station is less than 0.5 miles to the east, providing frequent (circa 25 minute travel time) journeys to Moorgate London Underground Station (Northern Line) via Finsbury Park (Piccadilly, Victoria and London Overground Lines).

The Great Cambridge Road (A10) is 1.5 miles to the east and Junction 25 of the M25 Motorway is approximately 4 miles to the north-east.

2010 Rateable Value £40750.00

Estimated Rates Payable £17644 per annum

Service Charge p.a.

Terms Freehold for sale with vacant possession of part first floor and the entire second floor.

The property is elected for VAT.

The ground floor and part first floor is being let on a 125 year lease at a peppercorn ground rent.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Enfield

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

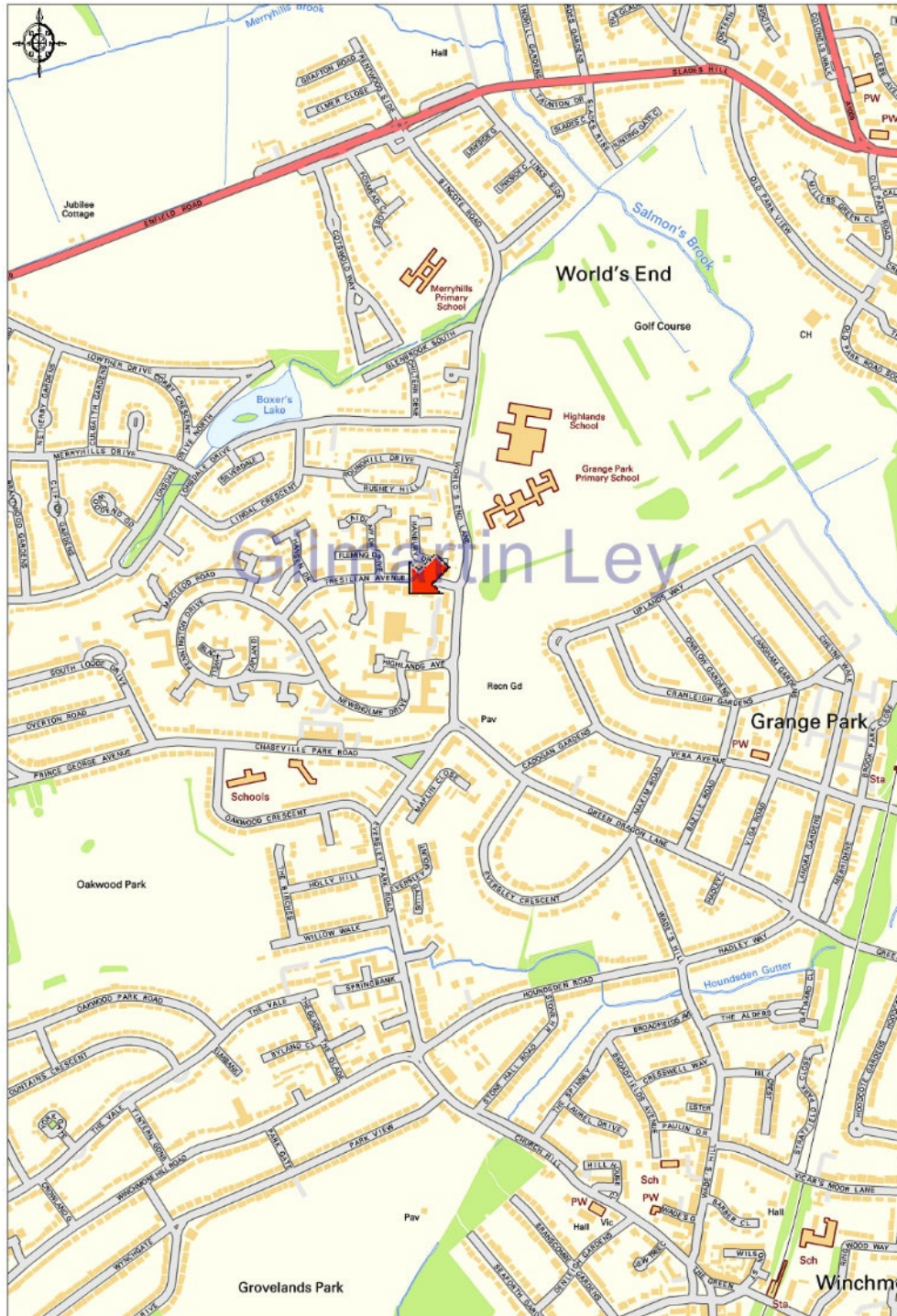
Last Updated: 16 May 2013

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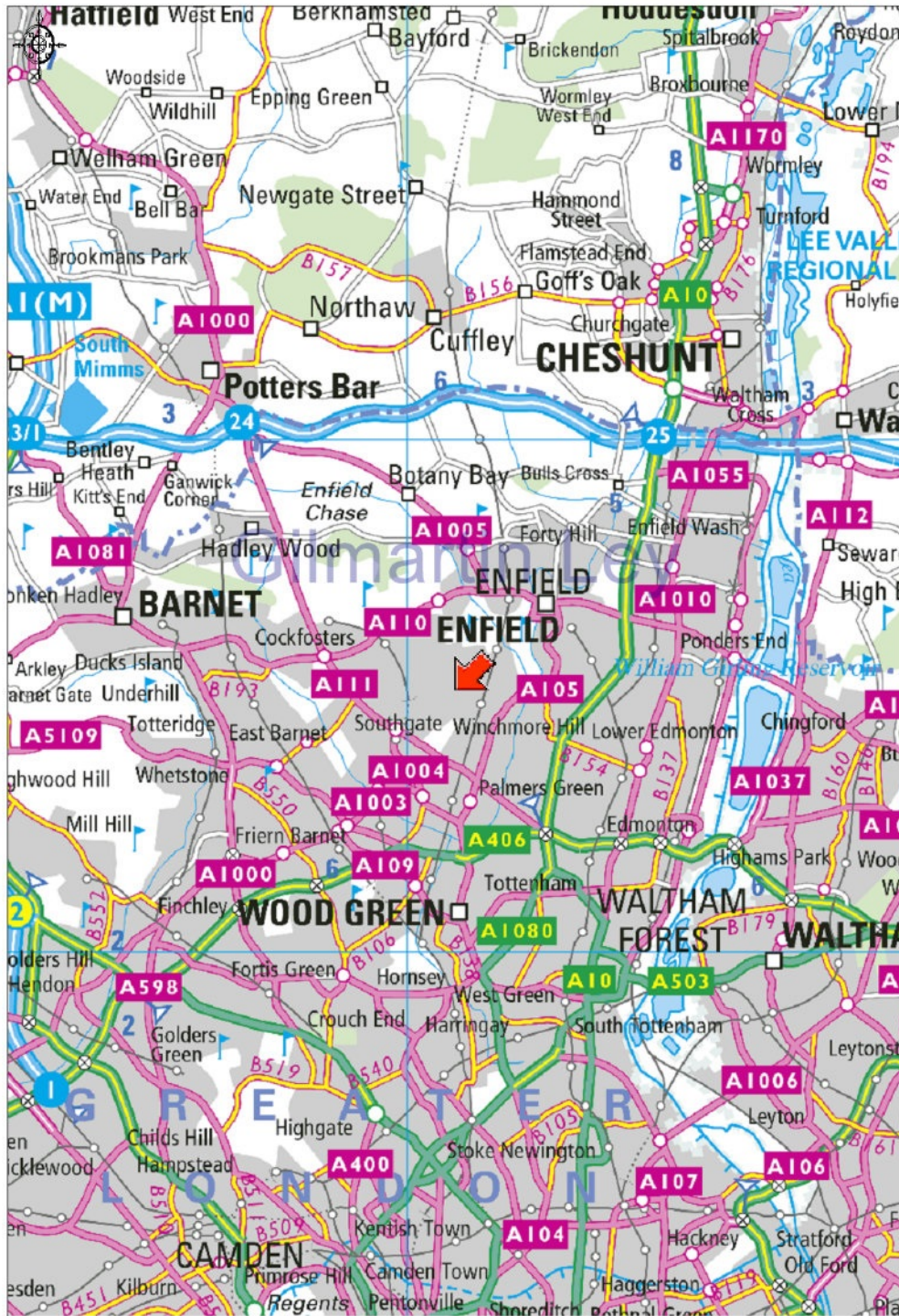
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