



# Freehold Office Investment For Sale - Palmers Green, London N13

Of Interest to Investors, Developers & Owner Occupiers

## Dumayne House, 1 Fox Lane, Palmers Green LONDON N13 4AB



### Further information online:

<http://www.gilmartinley.co.uk/properties/19976>

### Area

Net Internal Area: 1,521 sq.m. (16,374 sq.ft.)

### Price

£3,500,000 subject to contract

### Property Description

Dumayne House is a detached high specification office building set over ground, first and second floors built in 1991.

The ground and first floor are subject to a lease to the Department for Business Innovation Skills (Government Department) until December 2016 at a rent of £182,110 per annum exclusive. The tenant has vacated the property but is committed to paying rent until the expiration of the lease.

Applying the current passing rent per square foot on ground and first floor lettings to the currently vacant second floor, there would be potential to increase rental income to circa £285,000 per annum.

- > Potential to increase income by letting vacant second floor space
- > Alternative planning use / development potential
- > High value and desirable location
- > Good clear / column free space
- > Air conditioning
- > Suspended ceilings with Cat 2 lighting
- > Otis 8 person passenger lift
- > Aluminium framed anti-glare double glazed windows
- > Raised floor outlet boxes
- > Central heating
- > Toilet facilities on each floor





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	432.27	4652	Let to Government Department until 2016 - not currently in occupation
First Floor	544.96	5865	Let to Government Department until 2016 - not currently in occupation
Second Floor	544.04	5855	Available to Let
External Store	25.36	272	
33 Car Spaces			

## Property Location

Dumayne House is situated on the south side of Fox Lane just west of Green Lanes (A105) less than a mile north of the North Circular Road (A406). The M25 (Junction 25) is approximately three and half miles to the north-east

Palmers Green is an affluent North London suburb approximately 6 miles from Central London.

Palmers Green British Rail Station is less than a quarter of a mile to the south with direct service to London Moorgate and access to London Kings Cross via the Piccadilly or Victoria Underground Lines.

Southgate London Underground Station (Piccadilly Line) is approximately 1 mile to the north west.

**2010 Rateable Value** £202000.00

**Estimated Rates Payable** £87466 per annum

**Service Charge p.a.** Not applicable

**Terms** Freehold for sale subject to the tenancies therein or potentially with vacant possession of the whole. The property is elected for VAT.

**Legal Fees:** Each party bears own legal fees

**Local Authority:** London Borough of Enfield

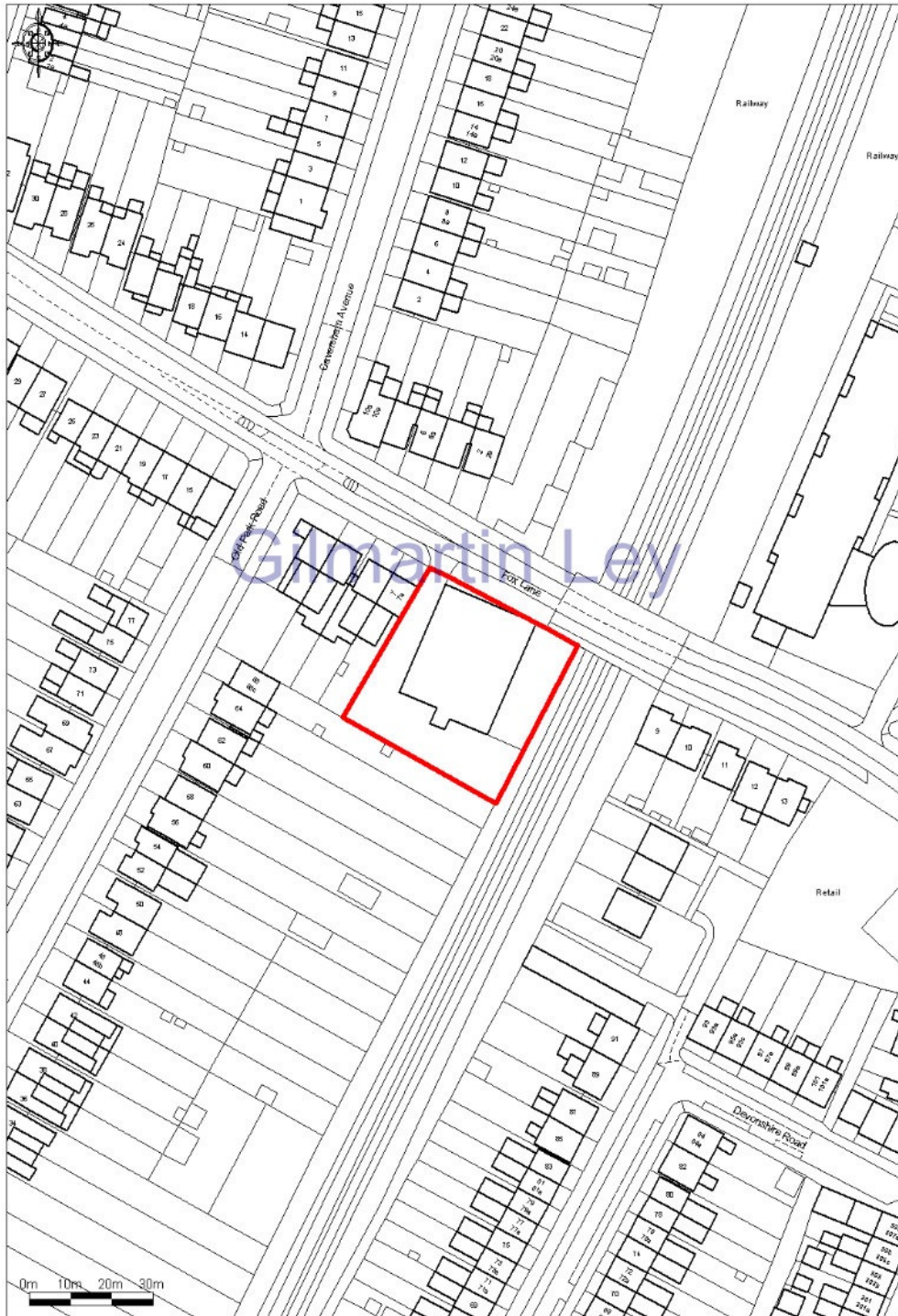
**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Last Updated:** 05 Sep 2013

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Our ref: 19976

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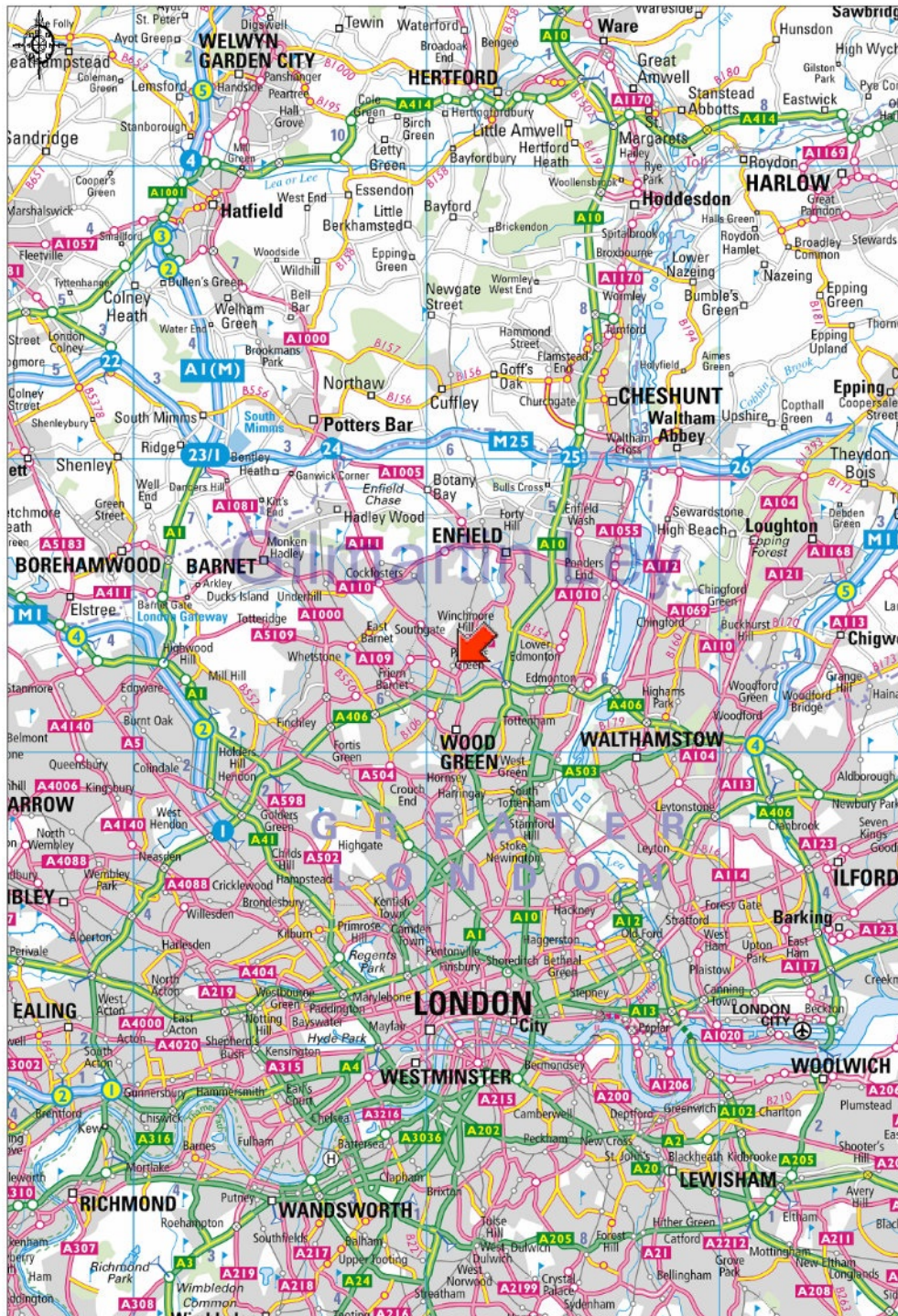
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