



Newly Refurbished Offices To Let - Southgate, London N14

24 Car Spaces & 1 Mins Walk to Southgate Underground

GILMARTIN LEY

Crown House
47 Chase Side,
Southgate,
LONDON, N14 5BP



Area

Net Internal Area: 358 sq.m. (3,855 sq.ft.) to 1,075 sq.m. (11,565 sq.ft.)

Rent

£42,500 to £125,000 per annum
(approx. £3,542 to £10,417
monthly) subject to contract

Property Description

The property comprises the first, second and third floors of this imposing four storey mixed retail / office property within Southgate town centre. The first and third floors are newly refurbished.

- > 24 car parking spaces (8 spaces per floor)
- > Less than 1 minute walk to Southgate London Underground Station
- > Complete high specification refurbishment (first and third floors)
- > Secure gated car parking
- > Passenger lift
- > Private WC and kitchen facilities with each floor
- > Suspended ceilings
- > Air conditioning
- > Available to let combined or as individual floors
- > Flexible space, suitable for a variety of uses, subject to planning





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Accommodation	Area sq.m.	Area sq.ft.	Comments
First Floor Office	352.54	3794	Under offer
First Floor Store	5.63	60	Under offer
Second Floor Office	325.78	3506	Under offer
Second Floor Store	5.63	60	Under offer
Part Second Floor	26.76	288	Let
Third Floor Office	352.54	3794	Let
Third Floor Store	5.63	60	Let

Property Location

Southgate is an affluent north London residential suburb lying around 7 miles north of Central London. Junction 24 of the M25 is approximately 4 miles to the north and the A406 North Circular Road is approximately 1.5 miles to the south.

The property is situated in the heart of Southgate on the south side of Chase Side (A111), in proximity to Southgate London Underground Station (Piccadilly Line), just west of Southgate Circus and bus terminus. Travel time to Central London on public transport takes approximately 25 minutes.

Nearby occupiers include; Marks & Spencer, Bathstore, Asda, WH Smiths, The Carphone Warehouse, Tesco, Boots, Harris & Hoole, Richer Sounds, Barclays, Woolwich, Natwest, Abbey, Nationwide, Bank of Cyprus, The Money Shop, LA Fitness, Pizza Express, Wilton Patisseries, Costa Coffee, McDonalds, KFC, Wimpy, Greggs, William Hill, Ladbrokes, Betfred as well as many other established independent retailers, restaurants, bars & public houses.

2010 Rateable Value £154400.00

Estimated Rates Payable £66855 per annum

Service Charge p.a. Service charge is approximately £3 per square foot

Premium Nil

Terms New fully repairing and insuring leases on terms to be agreed.

Legal Fees: Both parties' legal fees borne by incoming tenant

Local Authority: London Borough of Enfield

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

Further information at: <http://www.gilmartinley.co.uk/properties/20176>
First Floor Plan
Third Floor Plan
Energy Performance Certificate

Last Updated: 22 Jun 2015

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Our ref: 20176

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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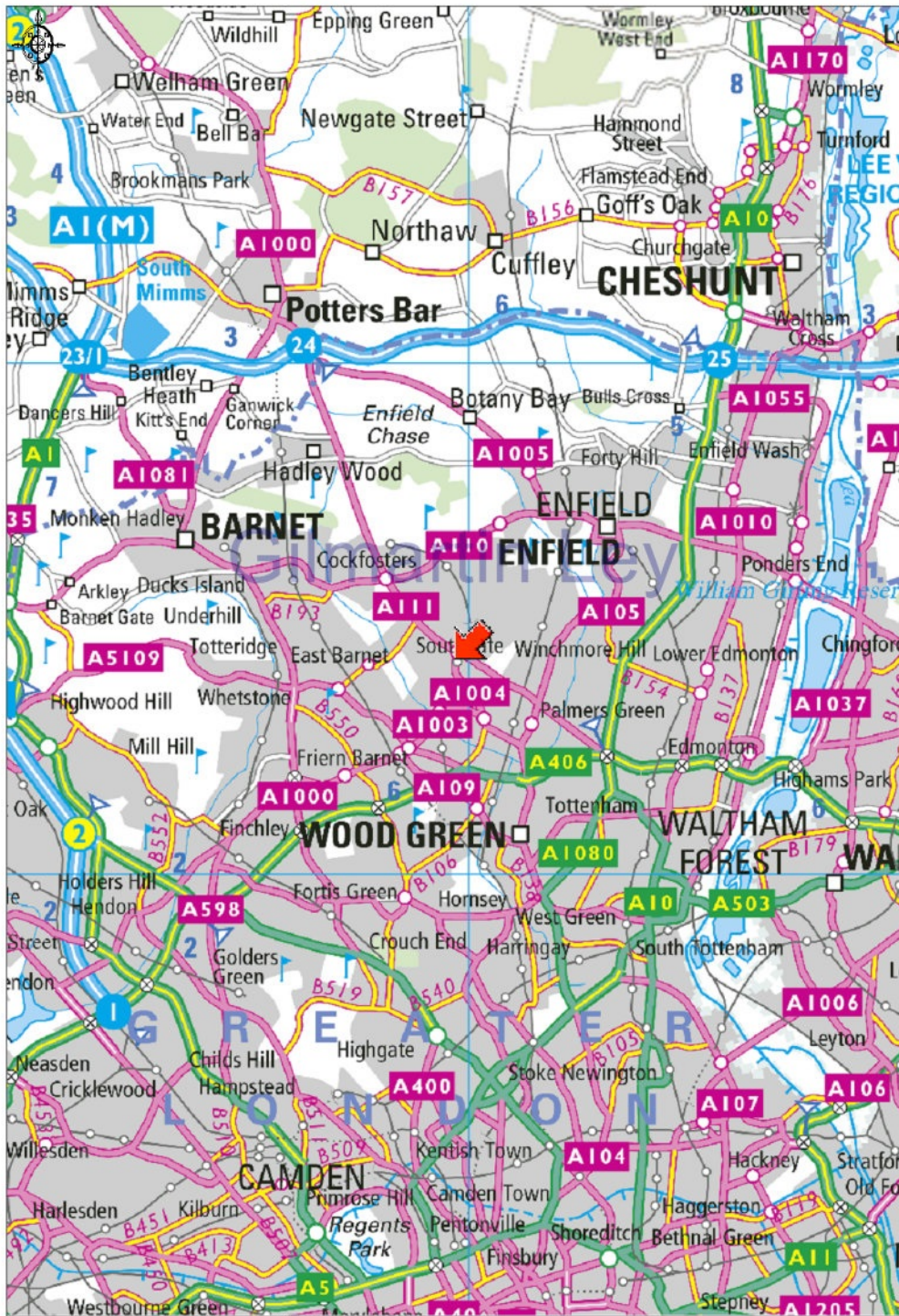


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