

**584 GREEN LANES,**

**Harringay  
LONDON N8 0RP**



**Online details**  
20684

#### **Area**

Net Internal Area: 133 sq.m. (1,428 sq.ft.)

#### **Rent**

£21,500 per annum (approx.  
£1,792 monthly) subject to contract

#### **Property Description**

The property comprises a semi-detached Victorian three storey property with a total of ten offices, ground floor reception, kitchen and shower/toilet facilities.

The building is set behind a shallow forecourt and there is a private side pedestrian access extending along the north flank elevation which leads to a small rear garden.

The adjoining right hand semi-detached property is occupied by a firm of solicitors.

The refurbishment of the property is due to be completed imminently.

- \*Newly decorated
- \*Laminate flooring
- \*Strip lighting
- \*Gas central heating
- \*Rear garden with side pedestrian access
- \*Excellent location for public transport and road communications
- \*Ideal accommodation for professional service providers



*Our ref: 20684*



# Office To Let Harringay London N8

Suitable for a variety of alternative uses including educational and medical use subject to planning

Accommodation	Area sq.m.	Area sq.ft.	Status
Ground Floor	45.10sq.m.	485sq.ft.	Two offices, reception, kitchen and shower/toilet
First Floor	39.86sq.m.	429sq.ft.	Four offices and shower/toilet
Second Floor	47.73sq.m.	513sq.ft.	Four offices
Rear Garden			

## Property Location

The property is located on the east side of Green Lanes just south of Colina Road in Harringay, North London.

Green Lanes (A105) is a principal north-south route through North London and is occupied generally by traditional linear retail parades with flats above and offices. The property is situated in a principally residential area.

Public transport communications are reasonably good. Bus services run north-south along Green Lanes. Turnpike Lane Underground Station (Piccadilly Line) is located half a mile to the north of the property and Harringay Green Lanes Railway Station (serving London Moorgate) is located half a mile to the south of the property.

Road links are reasonably good. Green Lanes leads to the City of London to the south and links with the North Circular (A406) to the north.

Local shopping facilities are available on Green Lanes.

**2010 Rateable Value** £15750.00

**Estimated Rates Payable** £6709 per annum

**Service Charge p.a.** Nil

**Premium** Nil

**Terms** A new full repairing and insuring lease on flexible terms. Incentives available subject to covenant strength and length of term.

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

**Local Authority:** London Borough of Haringey

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

**Last Updated:** 17 Apr 2013

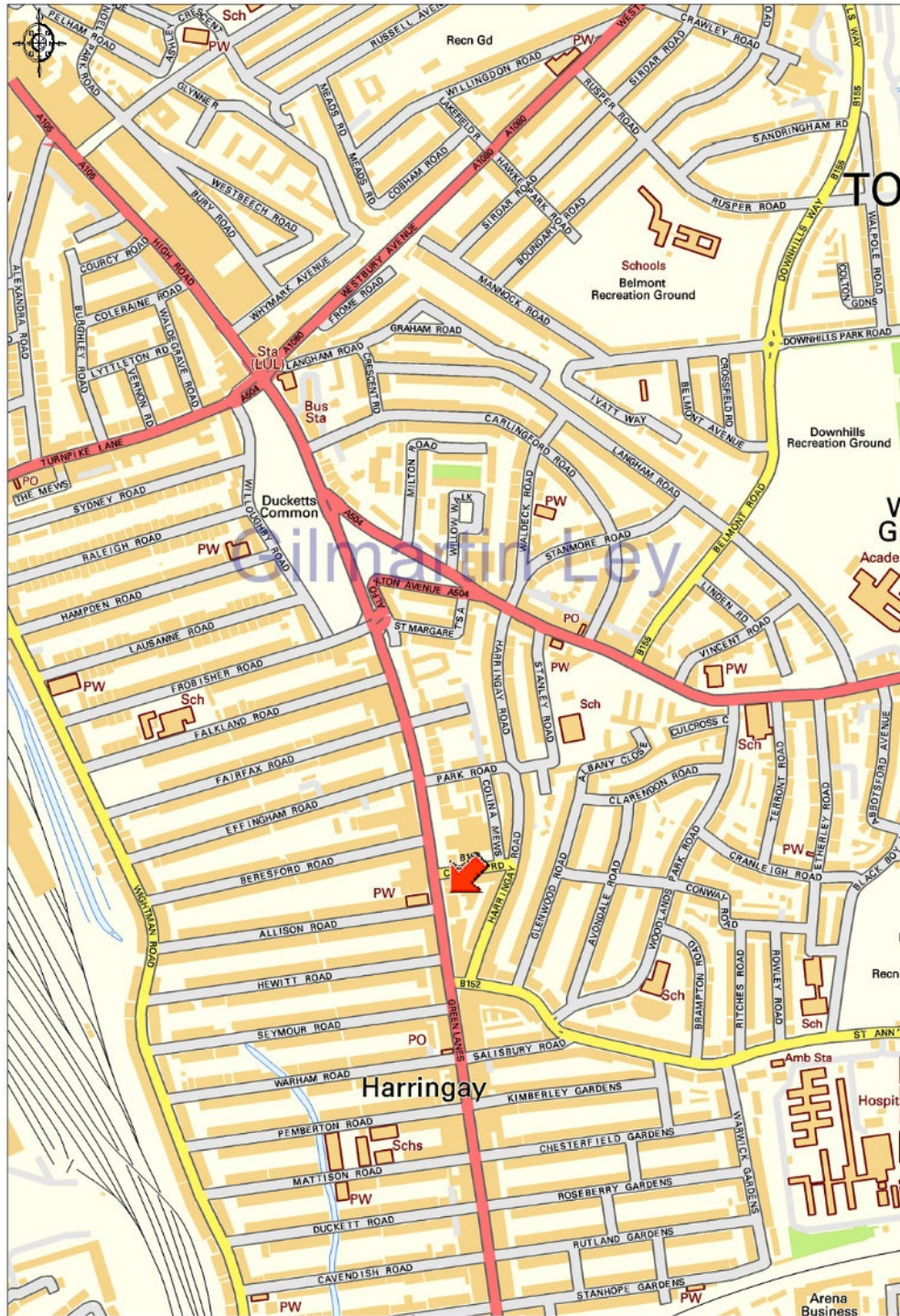
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