



Contemporary Self Contained Office Mews Highgate Village, London N6

Potential For Alternative Uses - Subject to Planning

GILMARTIN LEY

Manger House
62a Highgate High Street,
Highgate,
LONDON, N6 5HX



Area

Net Internal Area: 81 sq.m. (874 sq.ft.)

Rent

£26,500 per annum (approx. £2,208 monthly) subject to contract

Property Description

The property is a contemporary style self-contained mews office of modern construction arranged over two levels.

The accommodation has been finished to a very high standard and benefits from double glazed windows & curtain walling with enamel powder coat finish, category 2 lighting, tiled floors, gas central heating, perimeter trunking & floor boxes, two separate toilets, kitchen station and fire alarm.

Externally there are rear communal gardens with seating, excellent for meetings on the warmer days.

There are two car parking spaces available on separate licence at £1,500 per annum each space.

- > Excellent natural light
- > Premium location in the heart of Highgate Village
- > Potential for alternative uses subject to planning consent e.g. boutique retail, hair/beauty salon
- > Modern contemporary design
- > Self contained building
- > Gas central heating
- > Kitchen station
- > Male & female WCs
- > Two Car Parking Spaces available by separate licence

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	39.20	421	
Lower Ground Floor	42	452	



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Property Location

The subject property is located in an exclusive rear mews on the north side of Highgate High Street opposite South Grove in the heart of Highgate Village.

Highgate London Underground Station (Northern Line) is 0.5 miles to the north.

Highgate High Street (B519) is the main road passing through the Village and connects with Hampstead Lane and Highgate West Hill at its western extremity.

To the south-east, Highgate High Street becomes Highgate Hill, which intersects with Archway Road, Holloway Road and Junction Road, approximately 0.7 miles from the property.

2017 Rateable Value £9500.00

Estimated Rates Payable £0 per annum

Service Charge p.a. Nil

Premium Nil

Terms New full repairing and insuring lease on flexible terms. Two car parking spaces available at £1,500 per annum per space on separate licence.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Haringey

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

Further information at: <http://www.gilmartinley.co.uk/properties/21205>
Floor Plan
EPC Certificate

Last Updated: 17 Feb 2021

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Our ref: 21205

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

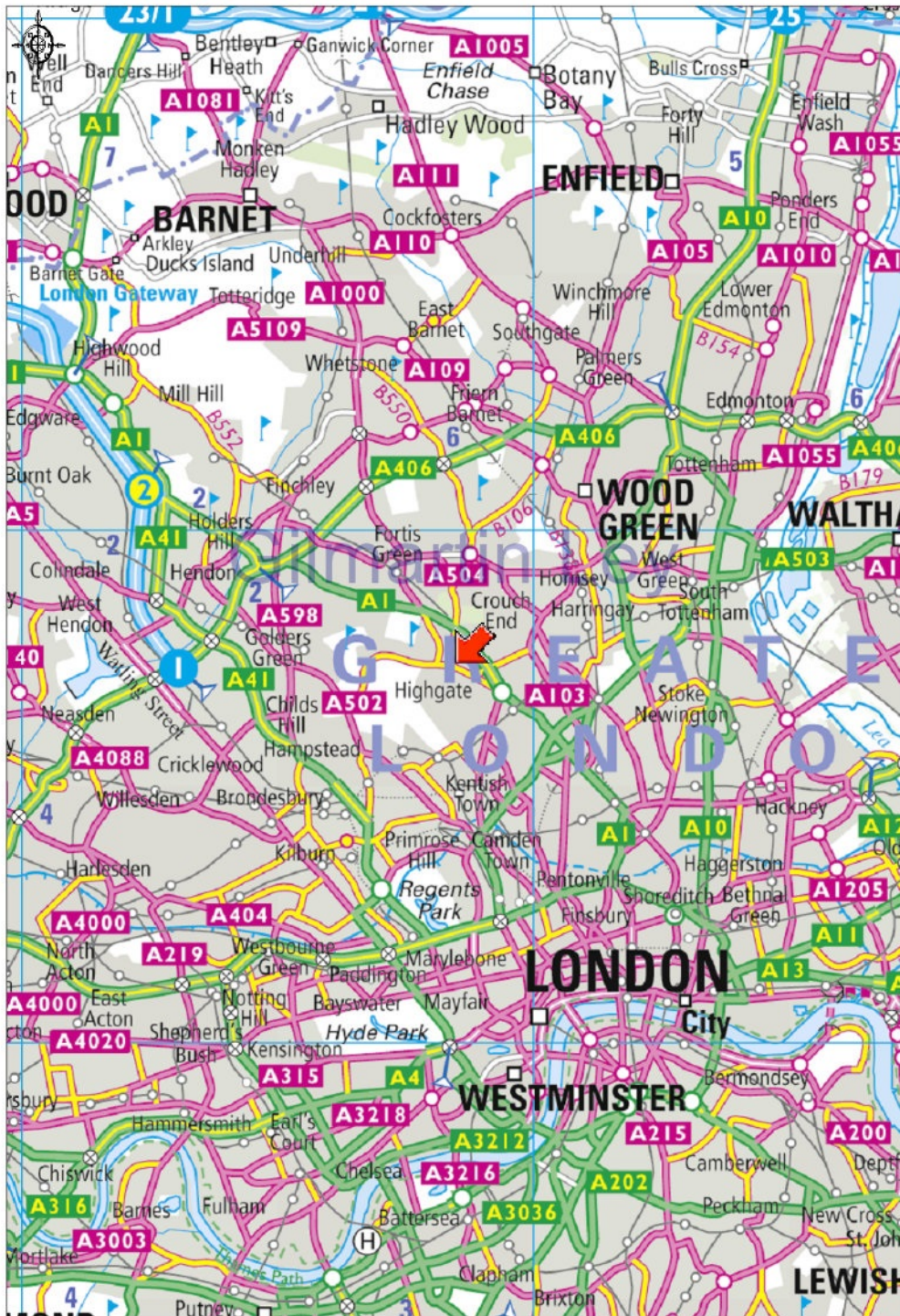


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