



GILMARTIN LEY

Contemporary Self Contained Office Mews To Let - Highgate Village, London N6

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



Area

Net Internal Area: 136 sq.m. (1,466 sq.ft.)

Rent

Rent on application



Property Description

The property comprises the ground and upper ground floor of this unique building.

The accommodation has been finished to a very high standard and benefits from double glazed windows, category 2 lighting, tiled floors, under floor heating, perimeter trunking & floor boxes, WC & shower facilities, kitchen and alarm.

Externally there is a private roof terrace in addition to rear communal gardens with seating.

- > Premium location in the heart of Highgate Village
- > Dedicated fibre optic leased line internet connection (available by separate contract with Virgin Broadband)
- > 2 car parking spaces may be available on separate licence.
- > Excellent natural light
- > Private roof terrace
- > Under floor heating
- > Perimeter trunking
- > WC and shower facilities
- > Kitchen
- > Alarm



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	103.39	1,112	
Kitchen	9.72	104	
Upper Ground Floor	23.14	249	
Roof Terrace			

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.

Service Charge p.a. £1367.93 Currently payable in respect of buildings insurance, and lighting and maintenance of the common passage way & car parking areas.

Premium n/a

Terms The property is available on assignment of an existing fully repairing and insuring lease, which is contracted out of the security of tenure provisions within the Landlord & Tenant Act 1954. The current rent passing is £33,212pa and the Lease expiry is on 30th August 2016.

Alternatively, a new full repairing and insuring lease may be available on terms to be negotiated.

The property is elected for VAT, which will be payable on the rent, service charge etc.

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

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/22646>
EPC

Last Updated: 10 Jun 2016

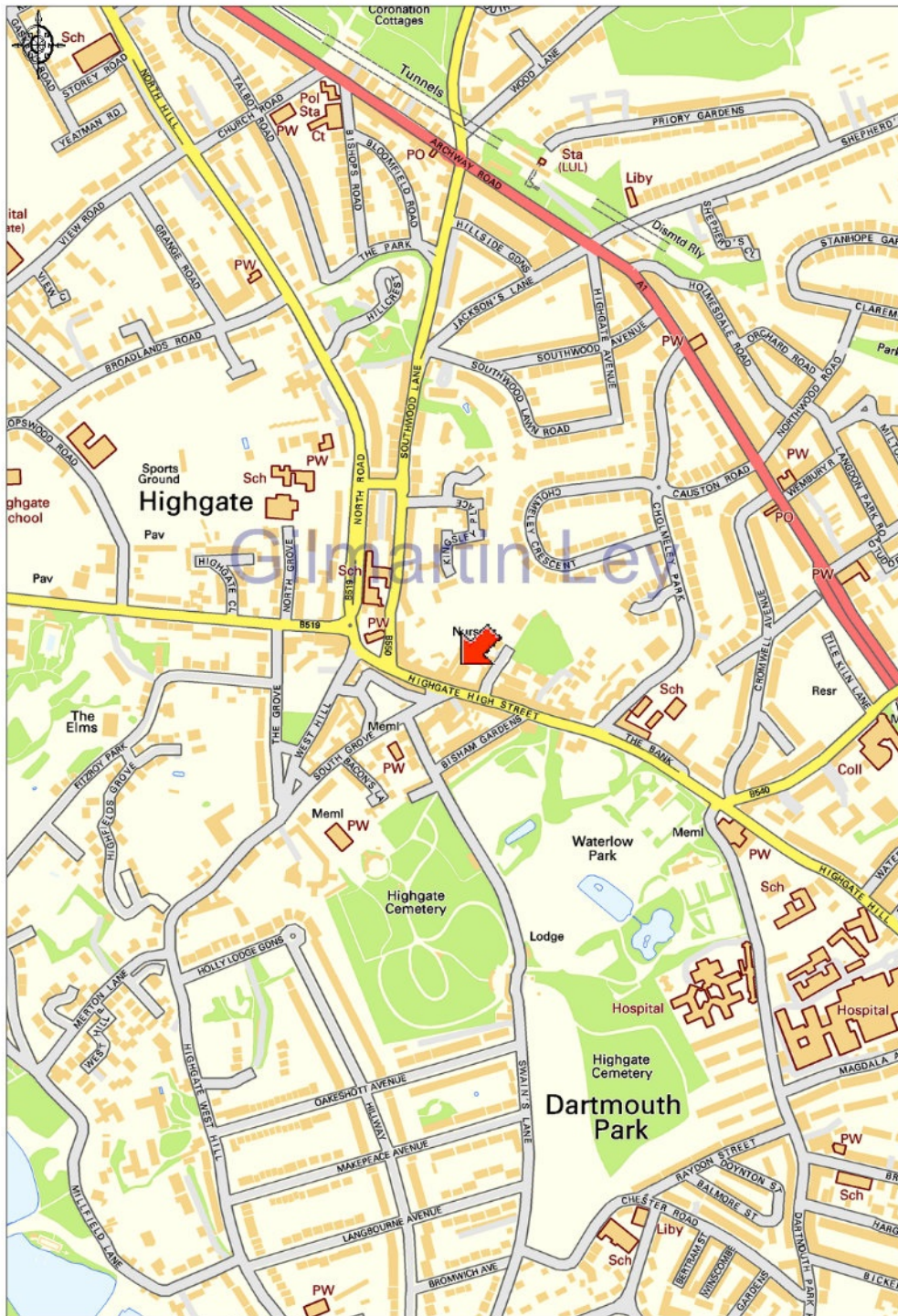
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Our ref: 22646

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

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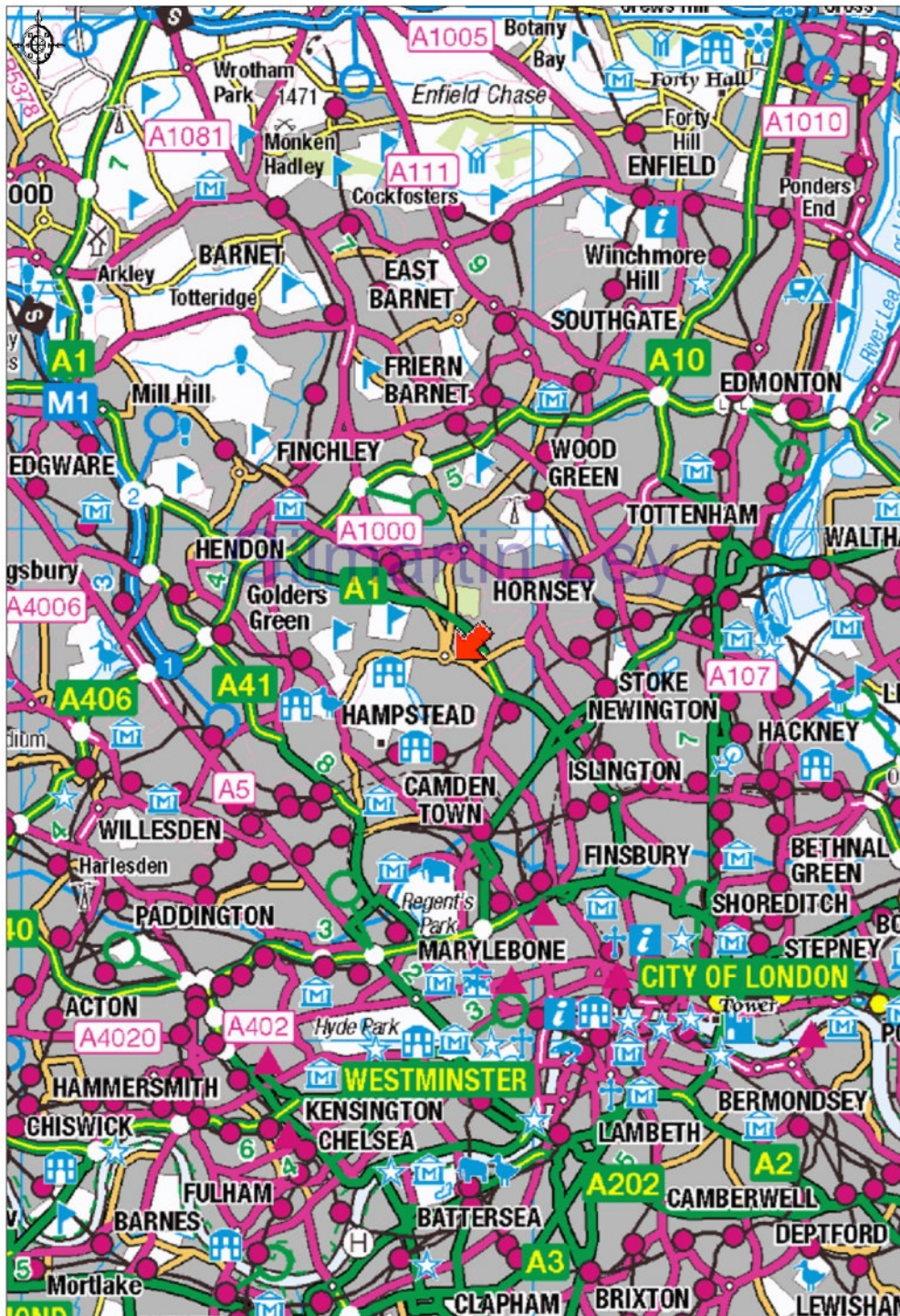
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