



GILMARTIN LEY

# Unique Office / Studio Building To Let - Muswell Hill, London N10

Private parking for at least 6 cars

**Old Station House**  
**7a Coppetts Road,**  
**Muswell Hill,**  
**LONDON, N10 1NN**



## Area

Net Internal Area: 113 sq.m. (1,211 sq.ft.)

## Rent

£27,500 per annum (approx.)  
£2,292 monthly) subject to  
contract



## Property Description

The premises comprise a detached single storey brick built office building, with converted garage providing unique office / studio space. The property also benefits from a large forecourt area for private parking (6 cars).

The space in the main building is arranged to provide a number of different sized office rooms. A retractable loft staircase leads to a boarded loft space, ideal for archive storage. The converted garage has exceptional natural light and benefits from a 3.55 m (11ft 8in) floor to ceiling height.

The property has been used for office purposes in recent years but may be suitable for a variety of alternative uses, subject to the necessary consents.

- > Highly desirable and affluent north London suburb
- > Unique character building
- > Parking for 6 cars
- > Only 0.25 miles from Muswell Hill Broadway
- > Less than 0.5 miles to East Finchley London Underground Station (Northern Line)
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- > Male & Female WCs

Accommodation	Area sq.m.	Area sq.ft.	Comments
Main Office Building	65.14	701	
Converted Garage / Studio	47.41	510	
Loft Storage	40.68	437	
Timber Shed	10.85	116	
Forecourt Parking			



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## Property Location

Muswell Hill is a highly desirable, affluent north London suburb. The property is situated at the southern end of Coppetts Road, between Eastwood Road and Creighton Avenue, just over 0.25 miles to the north west of Muswell Hill Broadway, which is Muswell Hill's vibrant shopping precinct. Occupiers in Muswell Hill include a number of multiples; Marks & Spencer, HSBC, Santander, Rymans, Waitrose, Costa Coffee, Boots, WH Smiths, Ask, as well as numerous other restaurants and unique independent retailers.

The property is well served for all communications with the Archway Road (A1) being approximately 1 mile to the south and the North Circular Road (A406) only 0.75 miles to the north. East Finchley and Highgate London Underground Stations (Northern Line) are approximately 0.5 miles to the west and 1 mile to the south of the subject property respectively.

<b>2017 Rateable Value</b>	£10500.00
<b>Estimated Rates Payable</b>	£0 per annum
<b>Service Charge p.a.</b>	N/A
<b>Premium</b>	N/A
<b>Terms</b>	New fully repairing and insuring lease available on terms to be negotiated
<b>Legal Fees:</b>	Each party is to bear its own legal fees
<b>Local Authority:</b>	London Borough of Haringey
<b>Viewings:</b>	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
<b>Further information at:</b>	<a href="http://www.gilmartinley.co.uk/properties/22761">http://www.gilmartinley.co.uk/properties/22761</a> Energy Performance Certificate
<b>Last Updated:</b>	15 Sep 2014

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<https://www.gilmartinley.co.uk/properties/to-rent/offices-b1/muswell-hill/london/n10/22761>

Our ref: 22761

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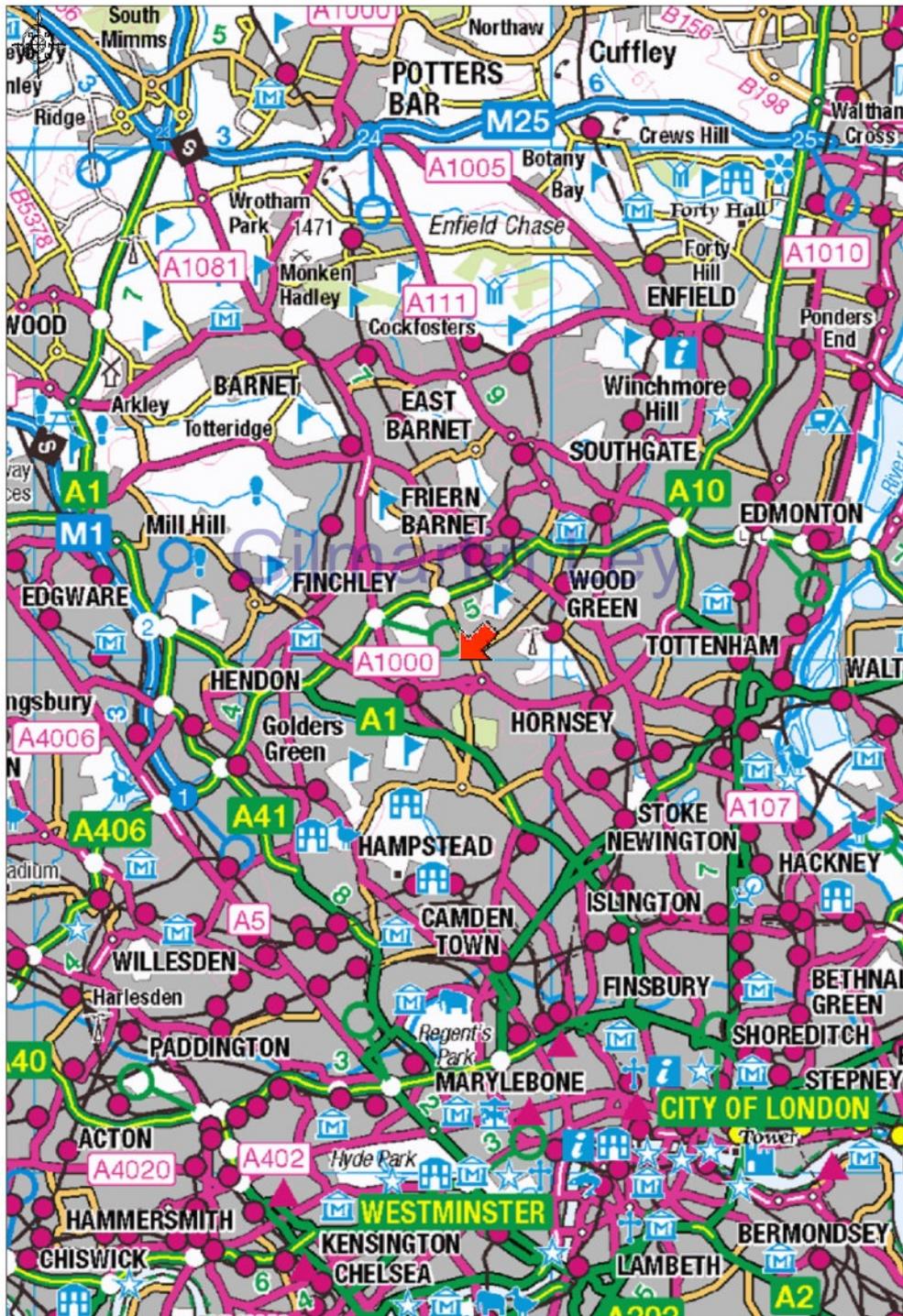


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