



GILMARTIN LEY

# B1 Office/Studio To Let - Winchmore Hill N21

A new lease available on flexible terms

**Rear Office**  
**59c Station Road,**  
**Winchmore Hill,**  
**LONDON, N21 3NB**



## Area

Net Internal Area: 30 sq.m. (322 sq.ft.)

## Rent

£7,000 per annum (approx. £583 monthly) subject to contract

## Property Description

Benefitting from good natural light this ground floor studio office is arranged as two separate office areas in proximity to The Green Winchmore Hill.

The property is accessed from the rear and a small private road off Roseneath Avenue.

Regarding additional parking, you should make your own enquiries with London Borough of Enfield but we have been advised that an annual Business Parking Permit can be obtained from the council at a current cost of £60.00 per permit.

- > Only £135 per week
- > Affluent and desirable North London location
- > Less than 100m to The Green, Winchmore Hill
- > Excellent Transport Communications
- > Less than 50m to Winchmore Hill Mainline Station





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| Accommodation | Area sq.m. | Area sq.ft. | Comments |
|---------------|------------|-------------|----------|
| Office        | 30.00      | 322         |          |

## Property Location

Station Road extends between Green Lanes (A105) to the east and The Green, Winchmore Hill to the west. The subject property is located on the south side of Station Road near it's junction with Roseneath Avenue.

The location has excellent communication links. Winchmore Hill Mainline Station is 50 metres to the west of the property, which provides direct services to Moorgate (Northern Line), with a journey time of 29 minutes and Finsbury Park (Victoria & Piccadilly Lines) journey time of 19mins.

There are also a number of bus routes operating in proximity to the property.

**2010 Rateable Value** £4700.00

**Estimated Rates Payable** £1001 per annum

**Service Charge p.a.** TBC

**Premium** n/a

**Terms** New lease on flexible terms

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

**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/23460>  
Energy Performance Certificate

**Last Updated:** 21 Jul 2015

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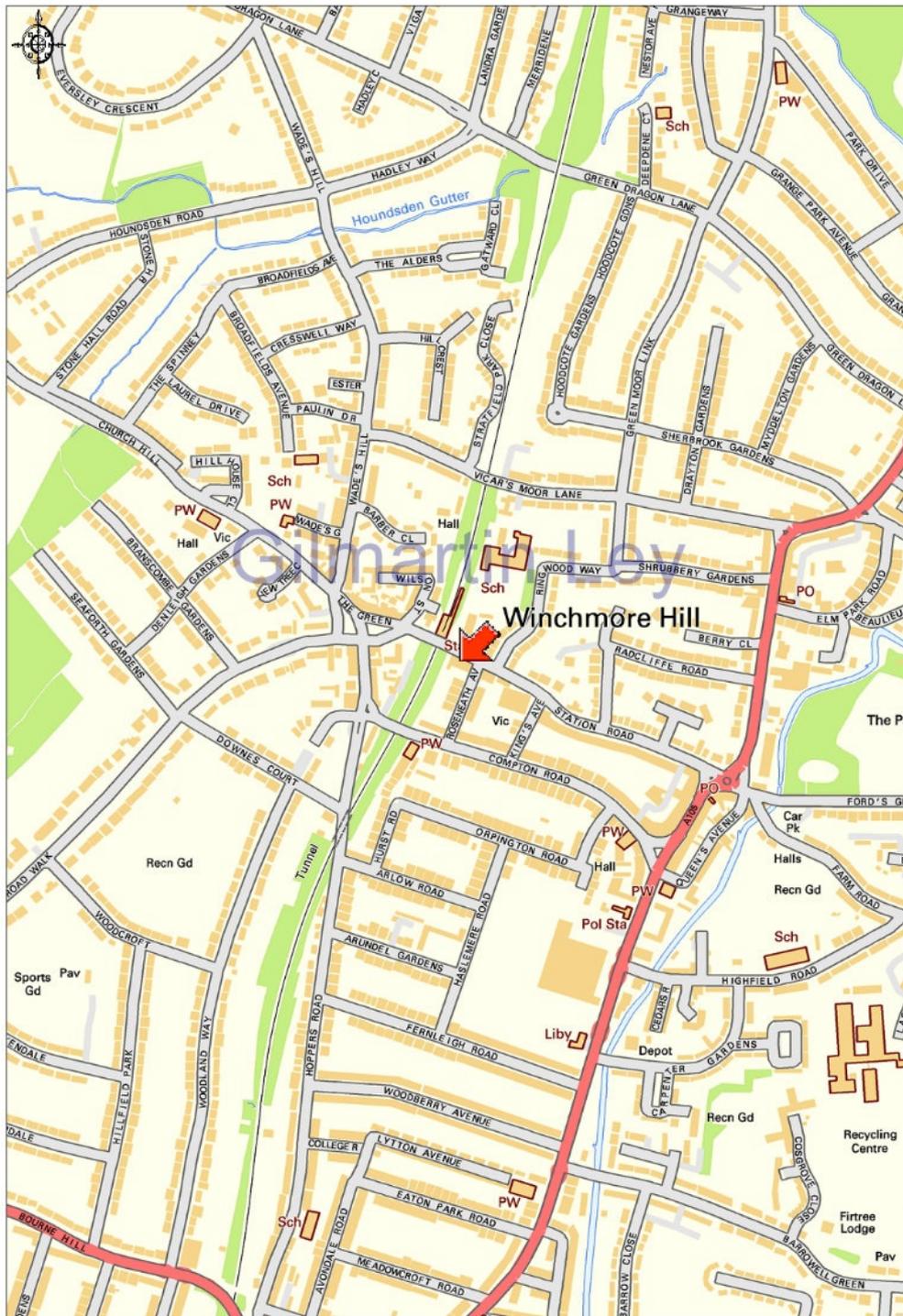


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Our ref: 23460

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

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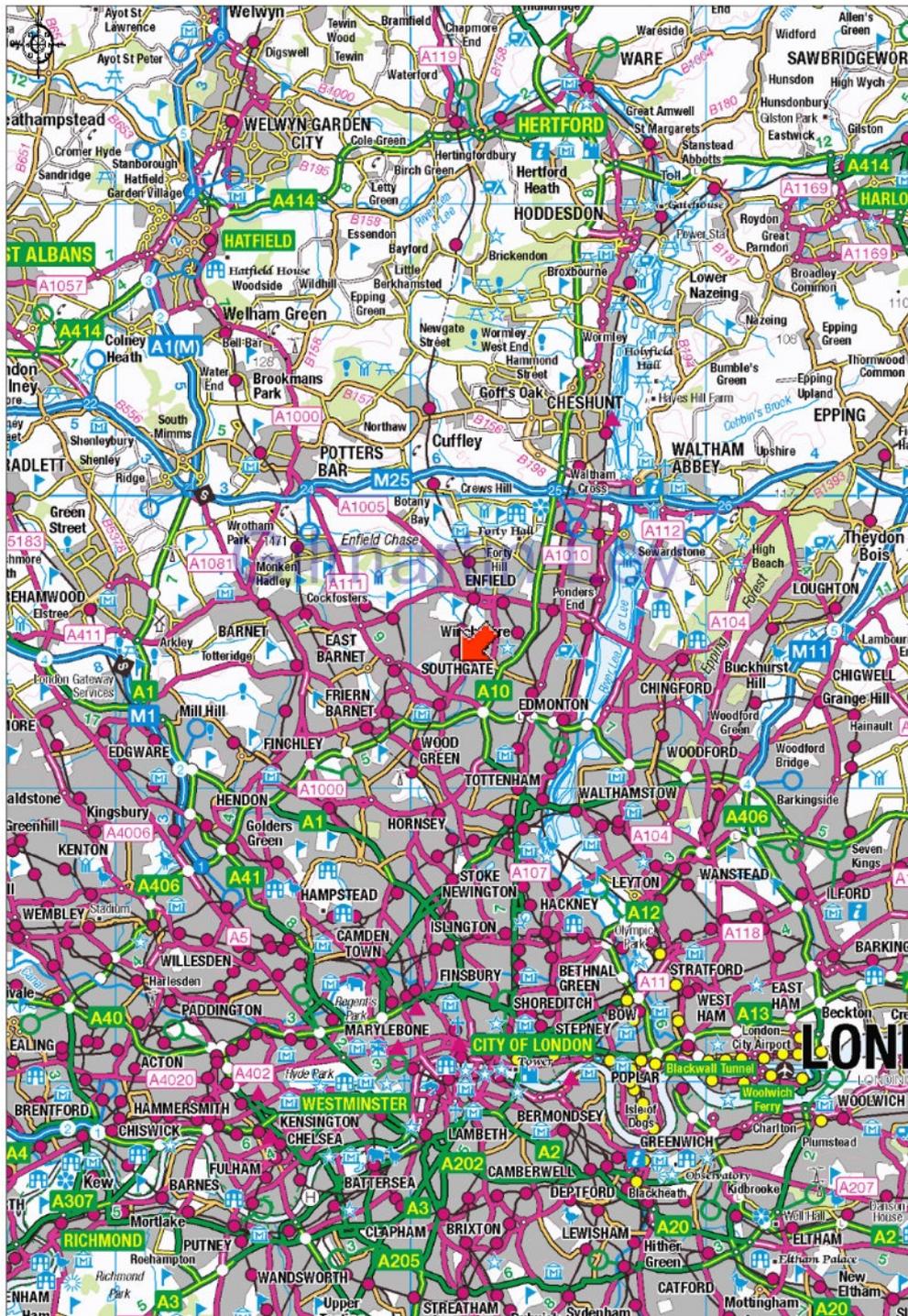


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