



# Offices To Let - Winchmore Hill N21

New lease available on flexible terms

GILMARTIN LEY

**59a Station Road,  
Winchmore Hill,  
LONDON, N21 3NB**



#### Area

Net Internal Area: 54 sq.m. (582 sq.ft.)

#### Rent

£15,000 per annum (approx.  
£1,250 monthly) subject to  
contract



#### Property Description

This office property is located at first floor level of this prominent mid terrace building and accessed via an entrance on Station Road.

The property comprises of three office rooms and benefits from a kitchen and WC facilities. There is off-street parking for 2 vehicles at the rear of the property accessed via Roseneath Avenue.

- > Affluent and desirable North London location
- > Parking for 2 vehicles
- > High Ceilings
- > Less than 100m to The Green, Winchmore Hill
- > Excellent Transport Communications
- > Less than 50m to Winchmore Hill Mainline Station



GILMARTIN LEY

# Offices To Let - Winchmore Hill N21

New lease available on flexible terms

Accommodation	Area sq.m.	Area sq.ft.	Comments
Front Office	24.00	258	
Middle Office	13.07	140	
Rear Office	12.54	134	

## 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** £7600.00

**Estimated Rates Payable** £2460 per annum

**Service Charge p.a.**

**Premium** Nil

**Terms** New lease on flexible terms to be agreed

**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/23542>  
Energy Performance Certificate

**Last Updated:** 29 Jun 2015

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated.

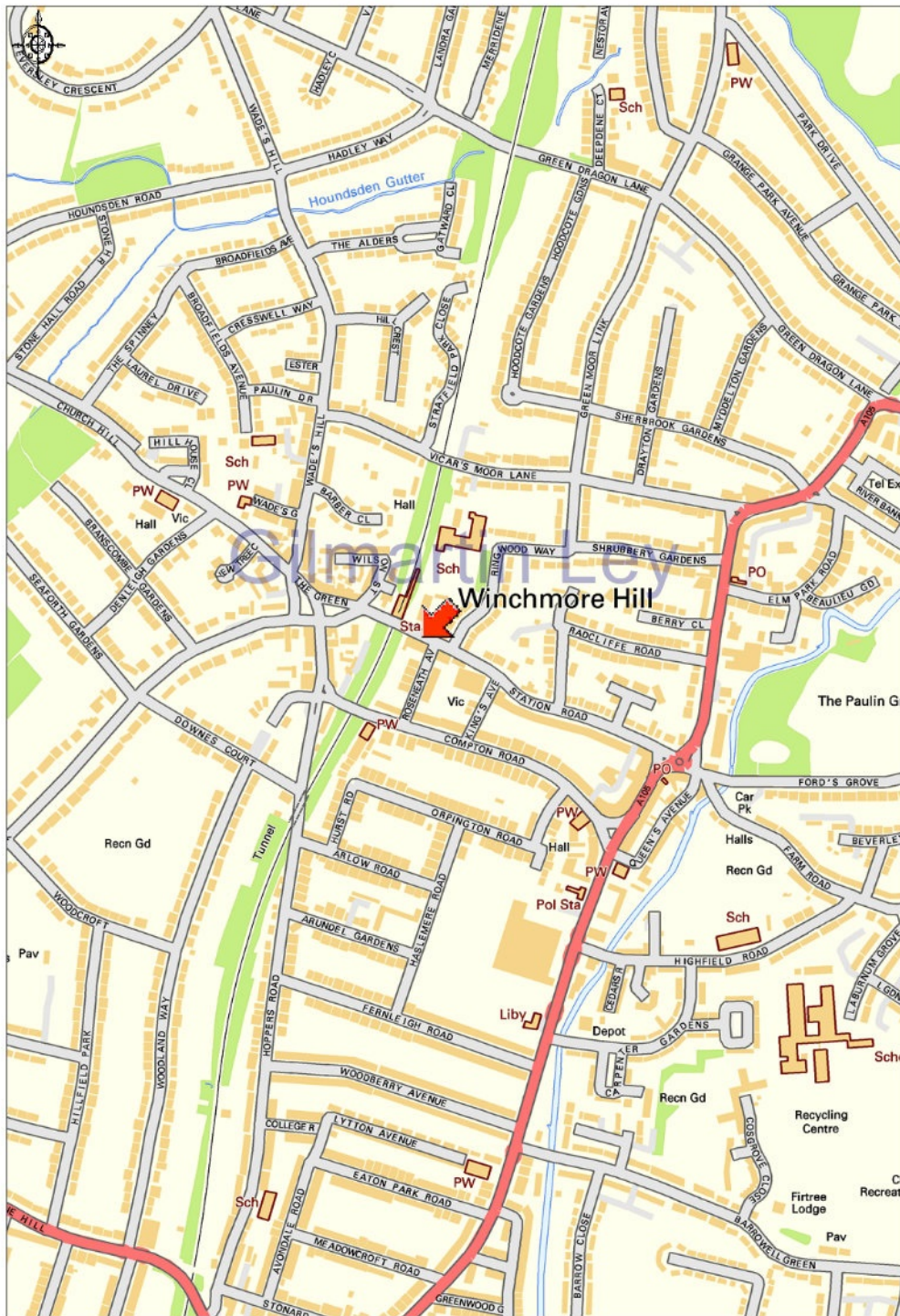


GILMARTIN LEY

# Offices To Let - Winchmore Hill N21

New lease available on flexible terms

59a Station Road London N21 3NG



<http://www.gilmartinley.co.uk/properties/to-rent/offices-b1/winchmore-hill/london/n21/23542>

Our ref: 23542

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX  
[www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

Tel: +44 (0)20 8882 0111  
Fax: +44 (0)20 3137 9053  
Email: [agencyl@gilmartinley.co.uk](mailto:agencyl@gilmartinley.co.uk)  
Twitter: @gilmartinley



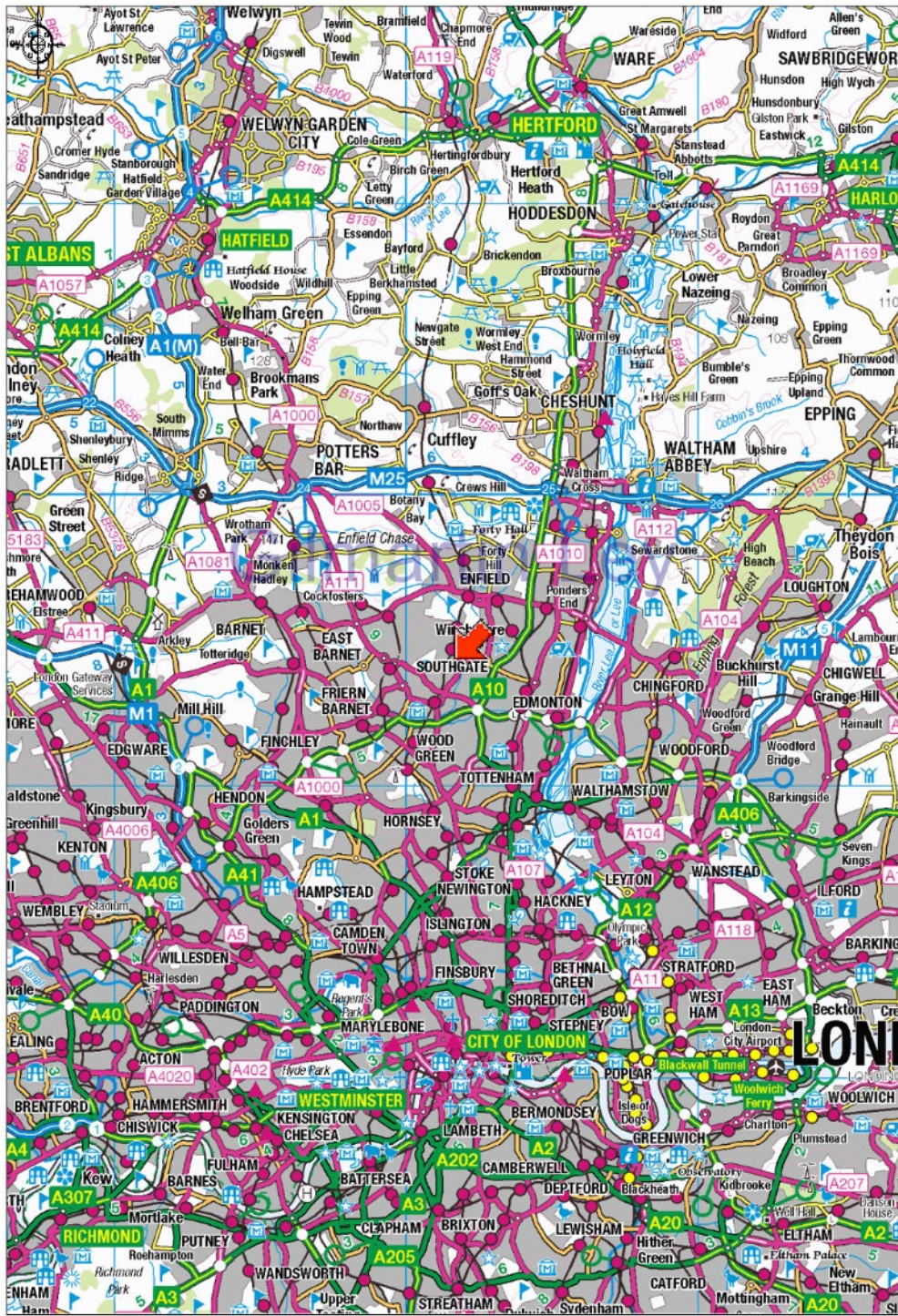


GILMARTIN LEY

# Offices To Let - Winchmore Hill N21

New lease available on flexible terms

59a Station Road London N21 3NG



<http://www.gilmartinley.co.uk/properties/to-rent/offices-b1/winchmore-hill/london/n21/23542>

Our ref: 23542

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX  
[www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

Tel: +44 (0)20 8882 0111  
Fax: +44 (0)20 3137 9053  
Email: [agencyl@gilmartinley.co.uk](mailto:agencyl@gilmartinley.co.uk)  
Twitter: @gilmartinley





GILMARTIN LEY

# Offices To Let - Winchmore Hill N21

New lease available on flexible terms





GILMARTIN LEY

# Offices To Let - Winchmore Hill N21

New lease available on flexible terms



<http://www.gilmartinley.co.uk/properties/to-rent/offices-b1/winchmore-hill/london/n21/23542>

*Our ref:* 23542

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX  
[www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

Tel: +44 (0)20 8882 0111  
Fax: +44 (0)20 3137 9053  
Email: [agency1@gilmartinley.co.uk](mailto:agency1@gilmartinley.co.uk)  
Twitter: @gilmartinley



# Offices To Let - Winchmore Hill N21

New lease available on flexible terms

GILMARTIN LEY

