



GILMARTIN LEY

Office Property To Let - Highgate N6

Attractive First Floor Mews Office - New Lease

**First Floor White Lion House
64A Highgate High Street,
Highgate,
LONDON, N6 5HX**



Area

Net Internal Area: 110 sq.m. (1,184 sq.ft.)

Rent

£35,000 per annum (approx.)
£2,917 monthly) subject to
contract



Property Description

The property comprises the first floor of an attractive office building.

The accommodation is in good decorative order and benefits from gas central heating, modern kitchen and private toilet facilities.

Externally there are rear communal gardens with seating.

There are two car parking spaces available on a separate licence at £2,500 per annum.

- > Premium location in the heart of Highgate Village
- > 2 car parking spaces available on separate licence
- > Highgate London Underground Station (Northern Line) 0.72 km (0.45 miles)
- > Kitchen & WC



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Accommodation	Area sq.m.	Area sq.ft.	Comments
First Floor Office	110.09	1,184	

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 less than 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.

2010 Rateable Value £21750.00

Estimated Rates Payable £9417 per annum

Service Charge p.a. TBC

Premium N/A

Terms New full repairing and insuring lease on flexible terms. Two car parking spaces are available on licence for £2,500 per annum.

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/24302>
Energy Performance Certificate

Last Updated: 13 Jun 2016

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Our ref: 24302

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

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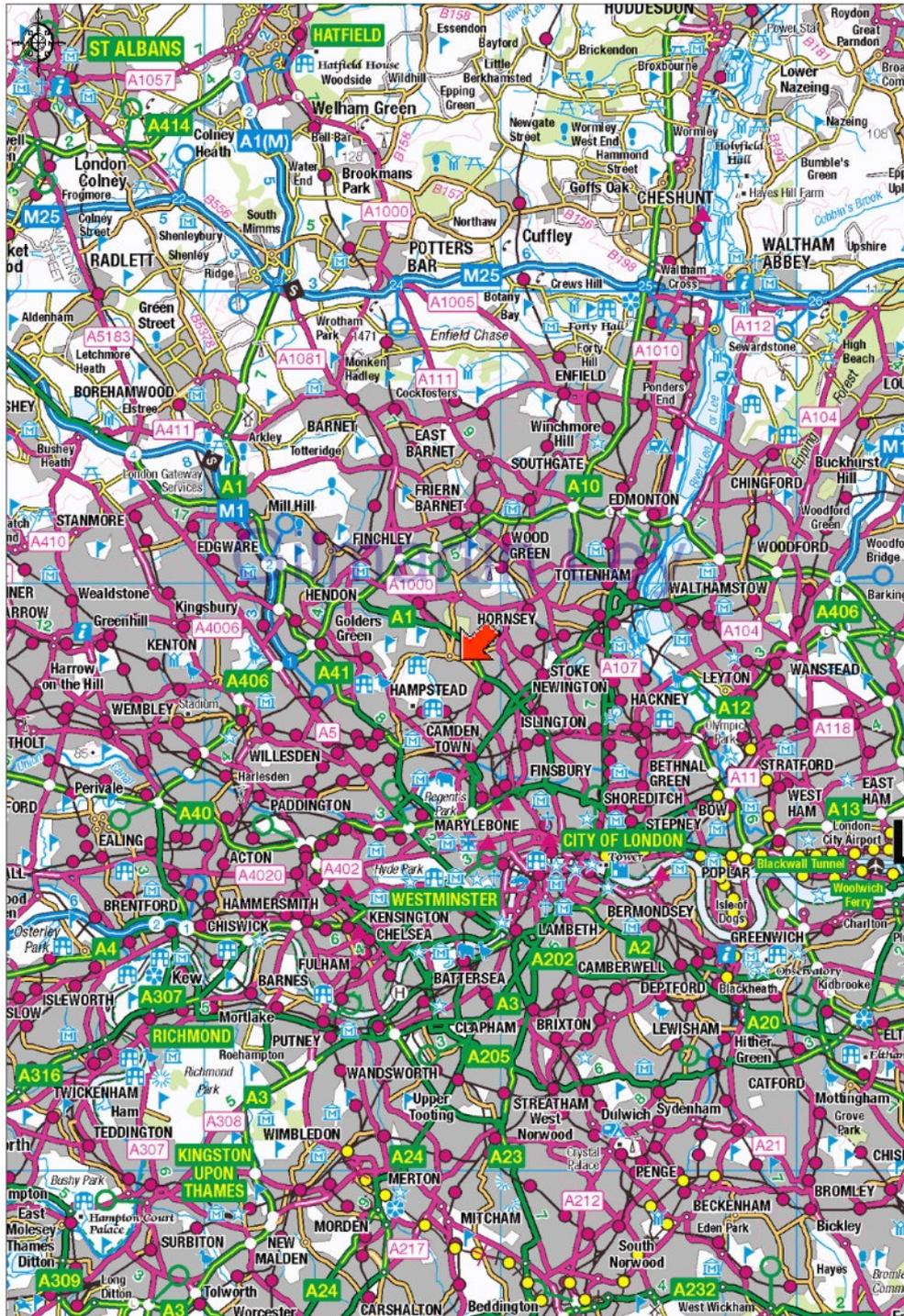


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