



Office / Studio Unit For Sale - Wood Green London N22

Approximately 96 years unexpired lease, vacant possession

GILMARTIN LEY

**Unit 1 Neville Place,
Wood Green,
LONDON, N22 8HX**



Area

Gross Internal Area: 262 sq.m. (2,824 sq.ft.)

Price

Offers in excess of £475,000 subject to contract



Property Description

The subject property comprises a self contained, studio / office / light industrial unit arranged over ground and first floors.

The ground floor is open plan in layout and benefits from a kitchenette and WC facilities.

The first floor is predominantly open plan with a two partitioned offices with kitchen and WC facilities.

The property has gas-fired central heating throughout and some comfort cooling. The floors are carpeted.

RESIDENTIAL PLANNING CONSENT

Planning consent has been granted (Ref. HGY/2014/0239) for converting the first floor to a two bedroom flat. In order to implement this consent a separate agreement would need to be reached with the head leaseholder.

- > Well-presented studio / office / light industrial space suitable for a variety of uses
- > Loading door 2.69 metres (wide) x 3.02 metres (high)
- > Gas central heating
- > Part comfort cooling
- > WC facilities on ground and first floors
- > Security roller shutter

| Accommodation | Area sq.m. | Area sq.ft. | Comments |
|---------------|------------|-------------|----------|
| Ground Floor | 129.69 | 1,395 | |
| First Floor | 132.70 | 1,428 | |



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Property Location

The property is situated on the north side of Neville Road which runs west from Wood Green High Road (A105).

The property is very well located, being less than 500m to the North of Wood Green Underground Station providing easy access to Central London and a journey time to Kings Cross & St Pancras International of only 13 minutes.

Alexandra Palace Railway Station which is 750m to the south-west provides services to London Moorgate with a journey time of around 20 minutes.

There are good road communications with the North Circular Road (A406) being 1.23km to the north.

2010 Rateable Value £11250.00

Estimated Rates Payable £4792 per annum

Service Charge p.a. TBC

Terms Vacant possession.

Long underlease for sale with approximately 96 years unexpired.

or

Available on a new full repairing and insuring lease for a term to be agreed.

The property is elected for VAT therefore VAT will be payable on the price.

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/24657>
Planning decision notice
Approved floor plans for 1 x 2 bedroom flat at first floor level
Existing floor plans
Long lease
Energy performance certificate

Last Updated: 11 Nov 2016

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<http://www.gilmartinley.co.uk/properties/for-sale/b8/wood-green/london/n22/24657>

Our ref: 24657

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

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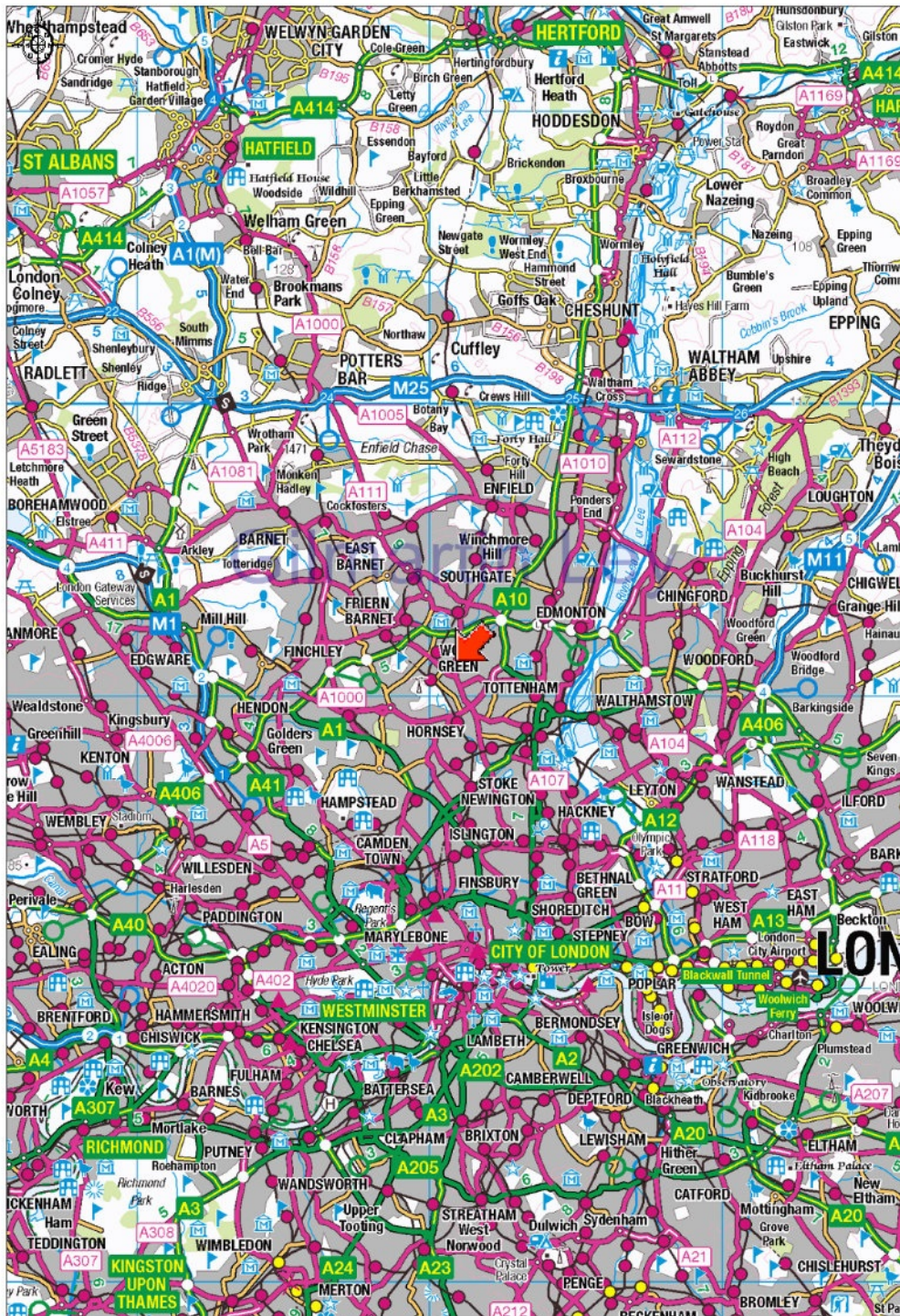


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