



# Office To Let Highgate Village - London N6

New lease available

GILMARTIN LEY

**1st Floor, 58 Highgate High Street,**

**LONDON, N6 5HX**



#### Area

Net Internal Area: 80 sq.m. (865 sq.ft.)

#### Rent

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



#### Property Description

The property is a self contained first floor office over-looking Highgate High Street.

The accommodation comprises a large open plan office area, two private office suites, a board room, W/C & shower facilities and a kitchenette.

- > Premium location in the heart of Highgate Village
- > Self contained offices
- > New lease available
- > Kitchen, WCs and Shower
- > Highgate London Underground Station (Northern Line) 0.72 km (0.45 miles)



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Accommodation	Area sq.m.	Area sq.ft.	Comments
First floor offices	80.45	865	

## Property Location

The subject property is located on the north side of Highgate High Street, directly opposite South Grove and Pond Square.

Located in the centre of Highgate Village, one of the most sought after residential areas of North London, the property is surrounded by a range of high street chains, pubs, restaurants and independent shops, which include; Tesco Express, Pizza Express, Caffè Nero, Strada, Côte Brasserie and Café Rouge, Le Pain Quotidien, Gails Bakery, Costa, Barclays Bank, The Bull and The Dukes Head, amongst several others.

Highgate School is situated 200m to the north of the property on North Hill, with Waterlow Park located 150m to the south respectively.

Highgate London Underground Station (Northern Line) 700m to the north, which provides frequent southbound services to Bank Station with a travel time 22 minutes and Charing Cross Station with a travel time 18 minutes. There are regular northbound services to High Barnet Station with a travel time 16 minutes and Mill Hill East Station with a travel time 9 minutes.

Several bus routes run along Highgate High Street also, providing connections to Holloway and Finsbury Park to the south-east, Hampstead to the south-west and Muswell Hill to the north.

**2017 Rateable Value** £7700.00

**Estimated Rates Payable** £2525 per annum

**Service Charge p.a.** TBC

**Premium** n/a

**Terms** A new fully repairing and insuring lease is available on flexible terms to be agreed.

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

**Local Authority:** London Borough of Haringay

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/24800>  
EPC Certificate

**Last Updated:** 24 May 2018

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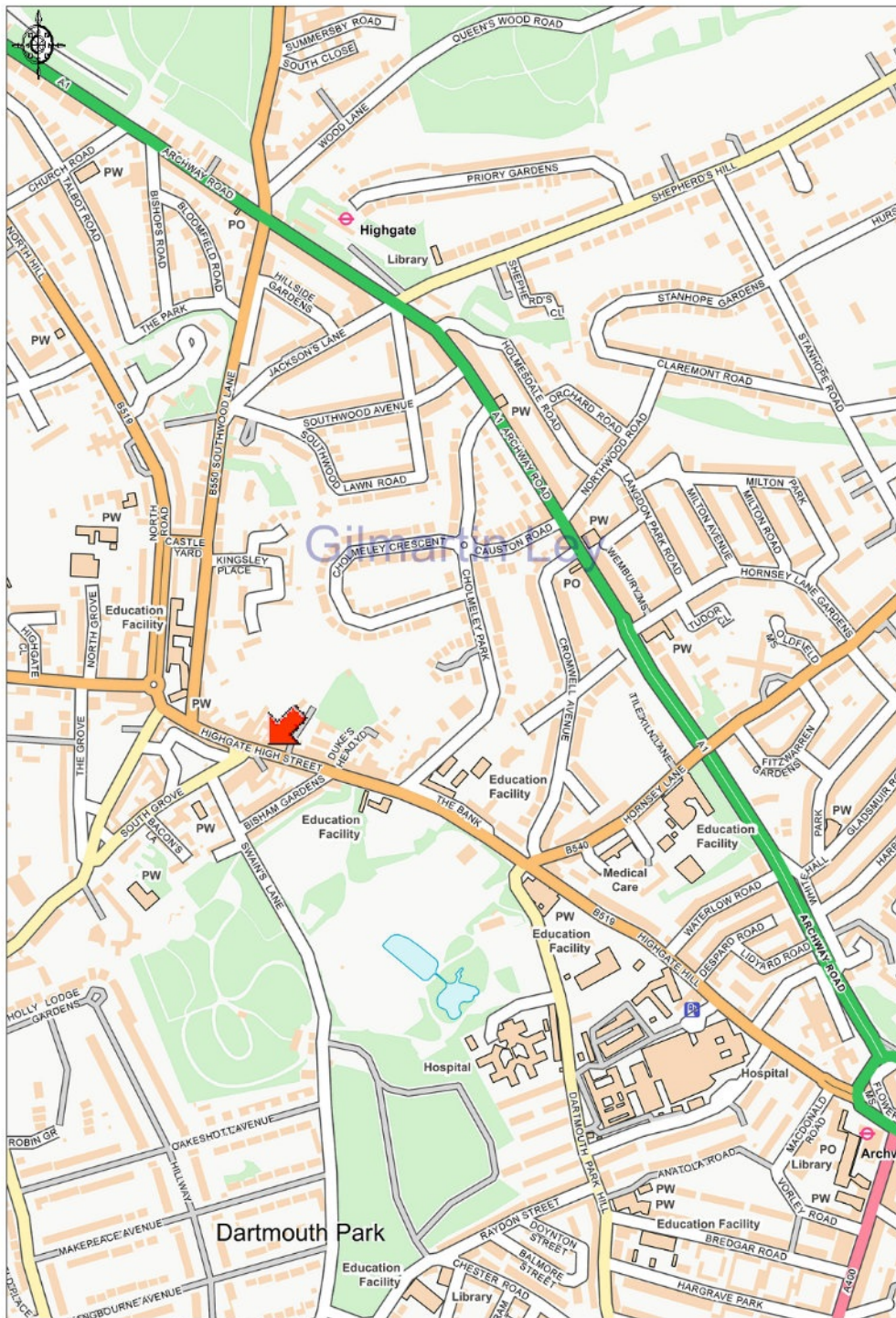


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Our ref: 24800

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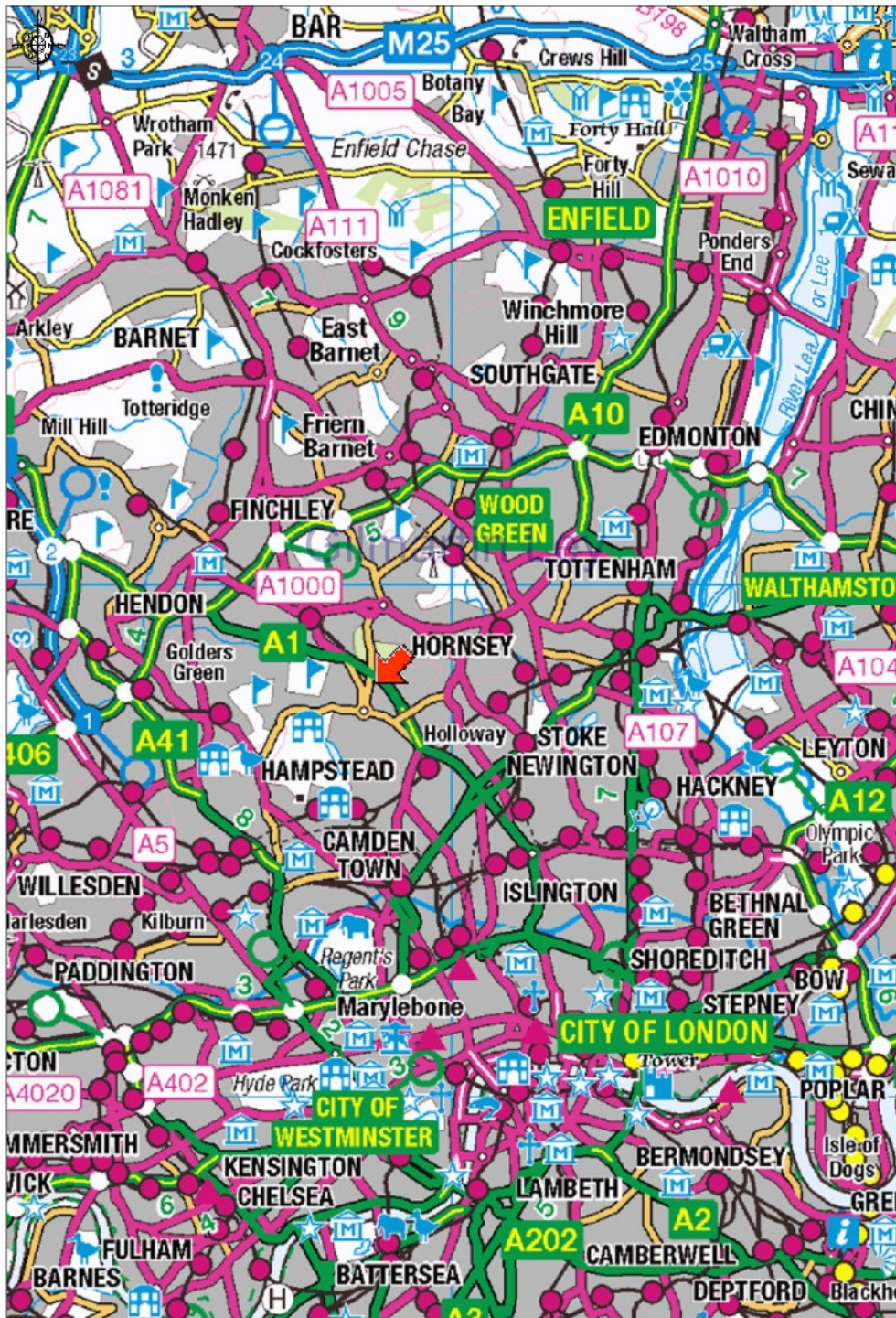


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