



GILMARTIN LEY

Offices To Let Highgate Village - London N6

New lease available Immediately

**1st and 2nd Floors, 64
Highgate High Street,**

LONDON, N6 5HX



Area

Net Internal Area: 131 sq.m. (1,406 sq.ft.)

Rent

£47,500 per annum (approx.
£3,958 monthly) subject to
contract



Property Description

Accessed from Highgate High Street, the subject property comprises office accommodation arranged over the first and second floors of this 5-storey mixed use building in the heart of Highgate Village.

Externally there is a private balcony at first floor level along with communal gardens at the rear.

There is a car parking space available on a separate licence at £2,000 per annum.

- > Premium location in the heart of Highgate Village
- > Excellent natural light
- > Air conditioned
- > Private balcony
- > Kitchen
- > Shower room
- > WC facilities on each floor
- > 1 car parking space may be available on separate licence
- > 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	56.87	612	
First floor kitchen	8.46	91	
Second floor offices	56.87	612	
Staff break-out room	8.46	91	

Property Location

The subject property is located 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 £20500.00

Estimated Rates Payable £8733 per annum

Service Charge p.a. TBC

Premium Nil

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

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/24941>
Floor plan
Energy performance certificate

Last Updated: 12 Jan 2017

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Our ref: 24941

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

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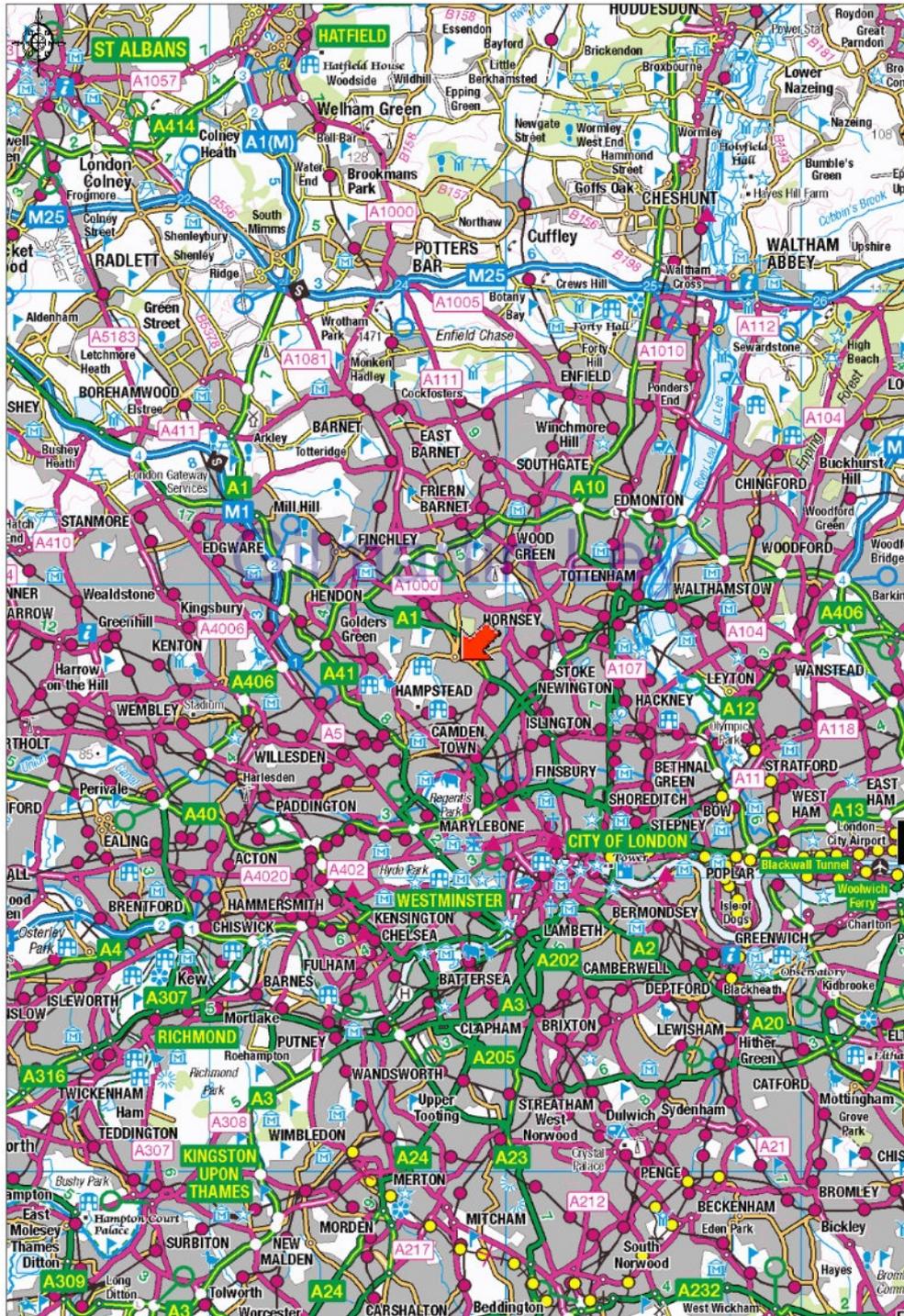


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