



GILMARTIN LEY

Self Contained Office Building To Let - Haringey, London N8

A new lease available on flexible terms

**582 Green Lanes,
Haringey,
LONDON, N8 0RP**



Area

Net Internal Area: 123 sq.m. (1,328 sq.ft.)

Rent

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



Property Description

The property comprises a semi-detached Victorian three storey property with office accommodation over three floors, which was previously occupied by a solicitors practice.

The property benefits from; kitchen, shower, gas central heating, carpeted and laminate flooring with WC facilities at each level.

The building is set behind a shallow forecourt and there is a private side pedestrian access extending along the south flank elevation, which leads to a private rear yard.

- > Self contained office building
- > Net internal area 121 sq.m. (1,303 sq.ft.)
- > New fully repairing and insuring lease available on flexible terms
- > Exceptional transport links
- > Haringey, Haringey Green Lanes, Turnpike Lane and Hornsey Railway/London Underground Stations within 0.5 miles
- > Private rear yard
- > Suitable for a number of alternative uses (subject to obtaining the necessary consents)

<http://www.gilmartinley.co.uk/properties/to-rent/offices-b1/haringey/london/n8/25847>

Our ref: 25847

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

Gilmartin Ley
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Website: www.gilmartinley.co.uk



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Net Internal Area	123.43	1,328	

Property Location

The property is located on the east side of Green Lanes just south of Colina Road in Haringay, North London. Green Lanes (A105) is a principal north-south route through North London and is occupied generally by traditional linear retail parades with flats above and offices.

The property benefits from excellent transport communications, with several bus services, which run along Green Lanes and having no less than four Railway Stations/London Underground Stations within a half mile radius of the property.

Turnpike Lane Underground Station (Piccadilly Line) and Haringey Green Lanes Railway Station (London Overground) are equidistant from the property (half a mile to the North and South respectively). The latter provides frequent services to Seven sisters (Victoria Line) and Barking to the east, and Westbound services to Richmond and Hampstead via Gospel Oak. Hornsey and Haringey National Railway Stations are both half a mile from the property (North West and South West Respectively) and provide frequent southbound services into Finsbury Park Station (circa 8 minutes travel time) and London Moorgate (circa 19 minutes travel time).

Green Lanes leads to the City of London to the south and links with the North Circular (A406) circa 3.2 kilometres (2 miles) to the north.

Local shopping facilities are available on Green Lanes, with occupiers including Santander, Euronics, Paddy Power, Iceland and a wide variety of independent retailers, restaurants, cafes and pubs/bars.

2017 Rateable Value £13750.00

Estimated Rates Payable £5857 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new lease available on flexible terms

Legal Fees: Both parties' legal fees borne by incoming tenant

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/25847>
Energy Performance Certificate

Last Updated: 07 Mar 2018

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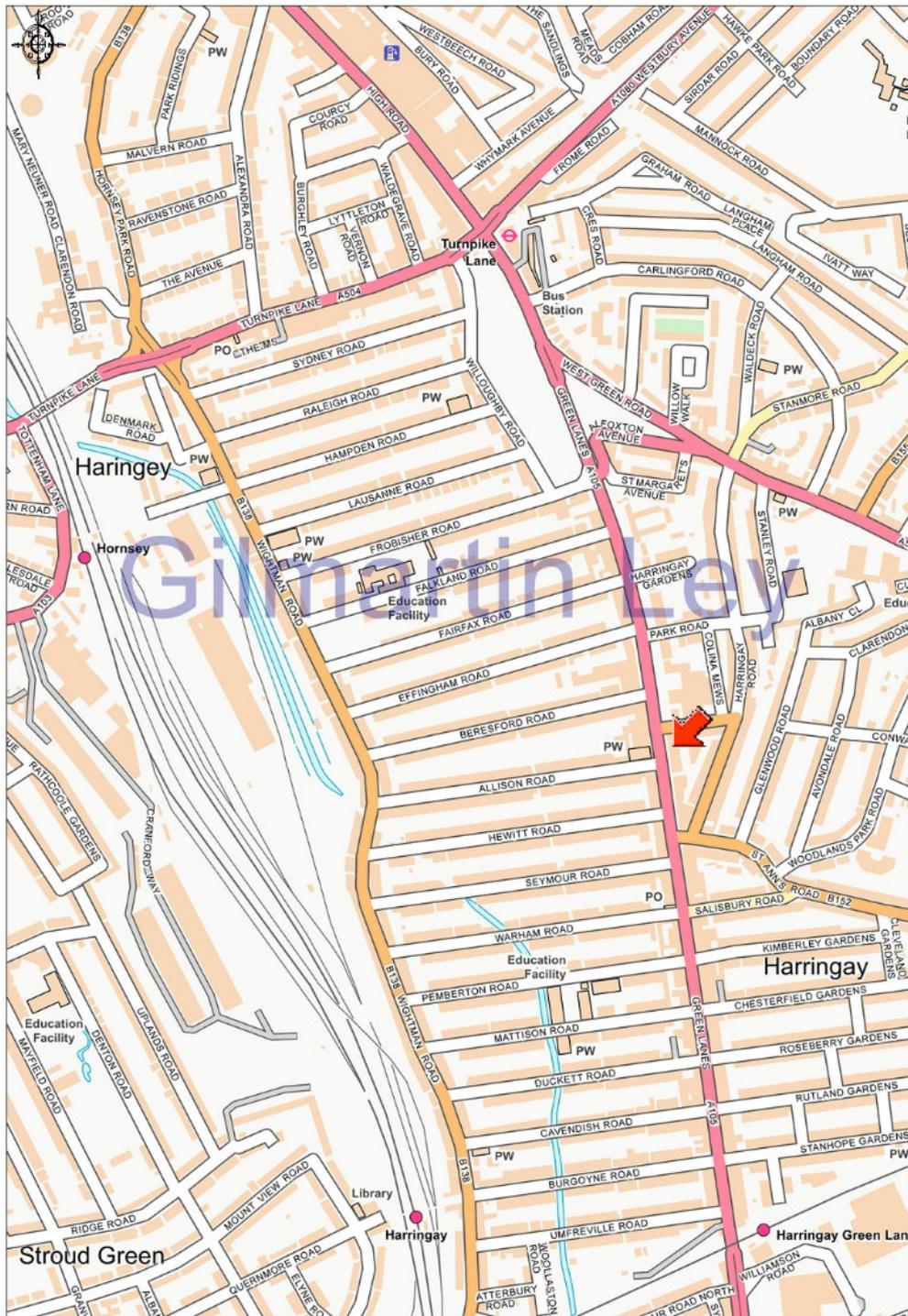


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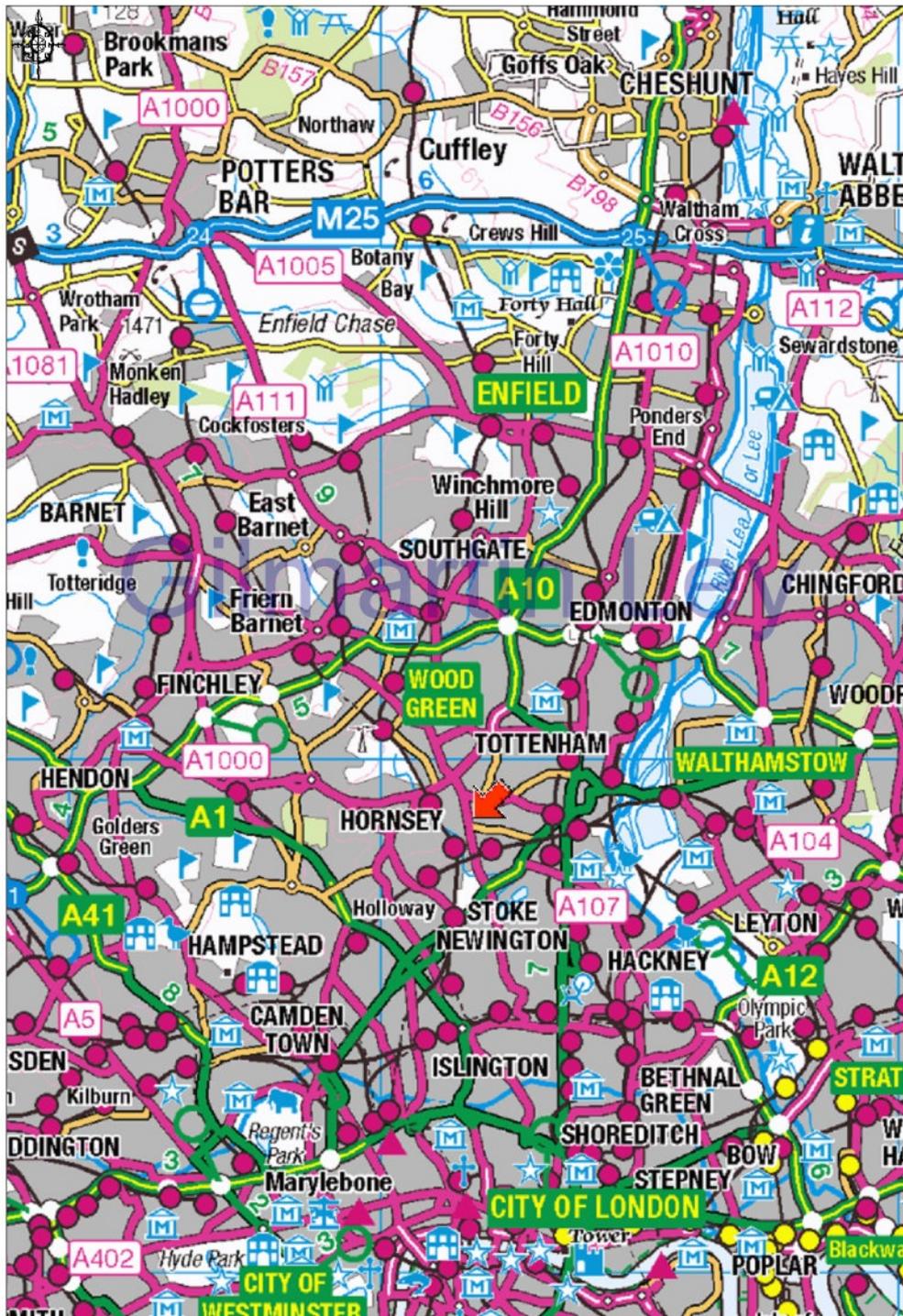


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