



GILMARTIN LEY

# High Quality Offices To Let - Southgate, London N14

8 Car Spaces & 1 Mins Walk to Southgate Underground

**Part Second Floor Crown House**  
**47 Chase Side,**  
**Southgate,**  
**LONDON, N14 5BP**



### Area

Net Internal Area: 308 sq.m. (3,312 sq.ft.)

### Rent

£50,000 per annum (approx.  
£4,167 monthly) subject to  
contract

### Property Description

The property comprises the majority of the second floor office accommodation within a four storey mixed use retail and office building in the centre of Southgate.

The property was refurbished to a high standard in 2014 and benefits from its own WC, kitchen facilities, as well as parking for 8 vehicles in the rear gated car park.

- > 8 car parking spaces
- > Less than 1 minute walk to Southgate London Underground Station
- > High specification office accommodation
- > Secure gated car park
- > Private WC and kitchen facilities
- > Suspended ceilings
- > Air conditioning



Accommodation	Area sq.m.	Area sq.ft.	Comments
Part second floor	307.78	3,312	



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## Property Location

Southgate is an affluent north London residential suburb lying around 7 miles north of Central London. Junction 24 of the M25 is approximately 4 miles to the north and the A406 North Circular Road is approximately 1.5 miles to the south.

The property is situated in the heart of Southgate on the south side of Chase Side (A111), in proximity to Southgate London Underground Station (Piccadilly Line), just west of Southgate Circus and bus terminus. Travel time to Central London on public transport takes approximately 25 minutes.

Nearby occupiers include; Marks & Spencer, Bathstore, Asda, WH Smiths, The Carphone Warehouse, Tesco, Boots, Pure Gym, Richer Sounds, Barclays, Woolwich, Natwest, Abbey, Nationwide, Bank of Cyprus, The Money Shop, LA Fitness, Pizza Express, Wilton Patisseries, Costa Coffee, McDonalds, KFC, Wimpy, Greggs, William Hill, Ladbrokes, Betfred as well as many other established independent retailers, restaurants, bars & public houses.

**2017 Rateable Value** £51500.00

**Estimated Rates Payable** £25389 per annum

**Service Charge p.a.** A service charge will be levied to incorporate the cost of the building upkeep, planned preventative maintenance programmes etc, which is payable quarterly in advance. Details are available to download from our website.

**Premium** Nil

**Terms** New fully repairing and insuring lease on terms to be negotiated

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

**Local Authority:** London Borough of Enfield

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

**Further information at:** <http://www.gilmartinley.co.uk/properties/26460>  
Floor plan

**Last Updated:** 25 Apr 2019

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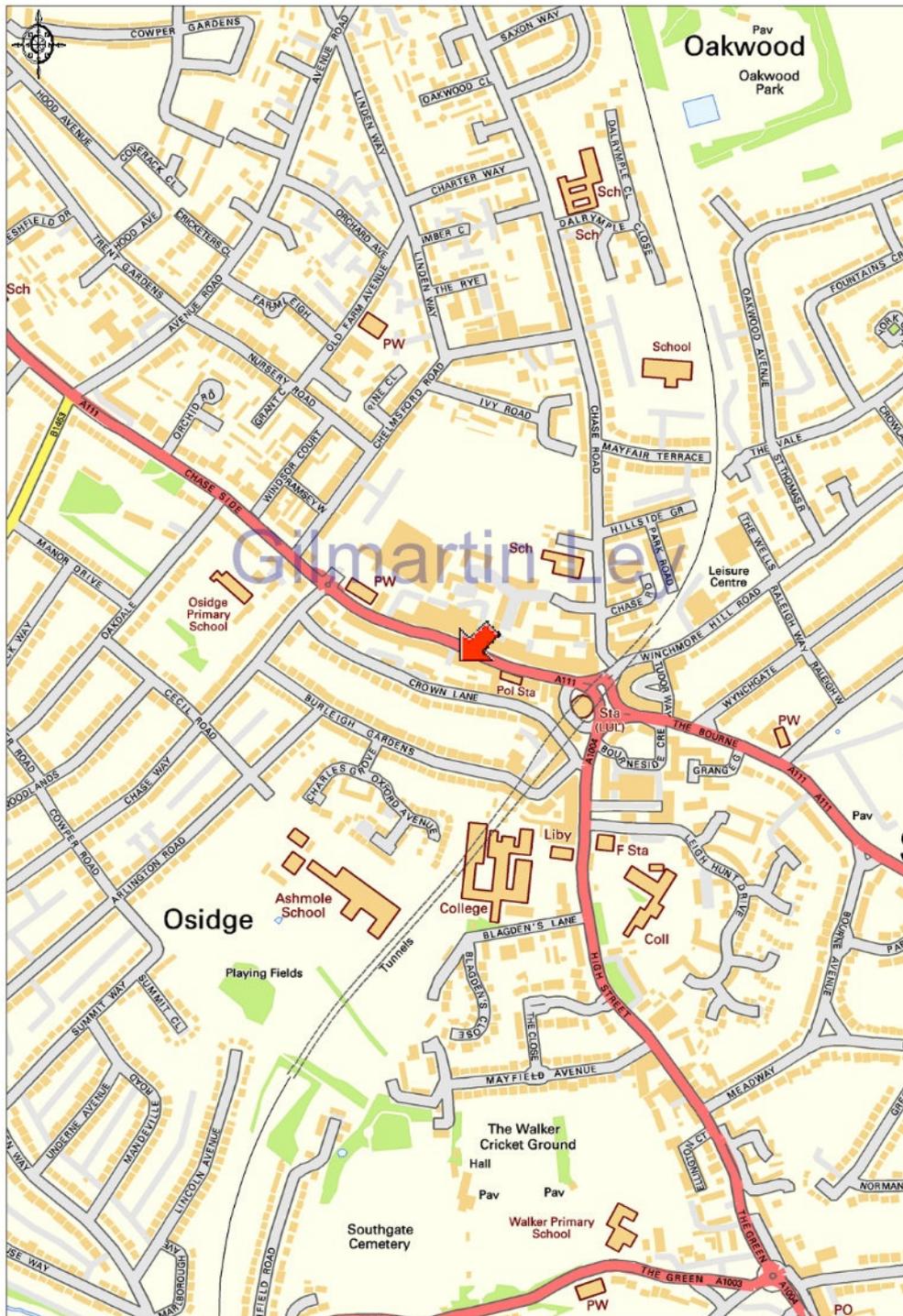


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<https://www.gilmartinley.co.uk/properties/to-rent/offices-b1/southgate/london/n14/26460>

Our ref: 26460

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

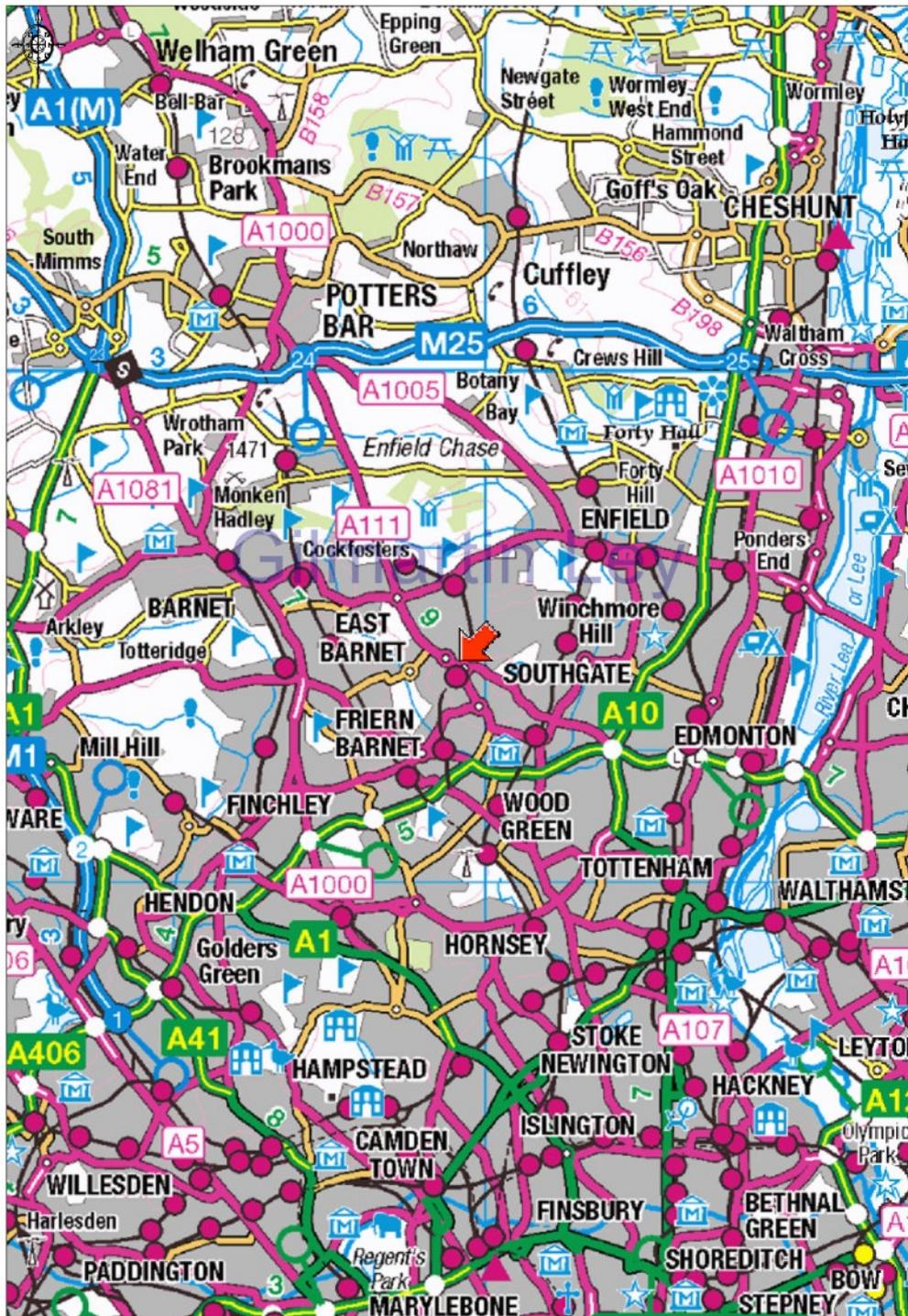


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Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



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