



Small Office Suite To Let - Winchmore Hill N21

A new lease or license available on flexible terms to be agreed

GILMARTIN LEY

**59c Station Road,
Winchmore Hill,
LONDON, N21 3NB**



Area

Net Internal Area: 30 sq.m. (322 sq.ft.)

Rent

£8,500 per annum (approx. £708 monthly) subject to contract



Property Description

The office comprises of 2 open plan office rooms, private W/C and Kitchen facilities, accessed via a private entrance to the rear of the building. The space has been newly refurbished and benefits from wooden flooring, electric heaters, suspended ceiling and power points throughout.

- > Available on a new lease or licence basis with flexible terms.
- > Affluent and desirable North London location.
- > 50m from Winchmore Hill Rail Station.
- > 100m to The Green, Winchmore Hill.

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Rear Office	30	322	



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Property Location

Station Road extends between Green Lanes (A105) to the east and The Green, Winchmore Hill to the west. The subject property is located on the south side of Station Road near its junction with Roseneath Avenue. Local occupiers include Barclays Bank, The Post Office, Buckle and Vaughn and Coco Hair and Beauty, as well as a number of boutique shops, cafes and pubs.

The location has excellent communication links. Winchmore Hill Mainline Station is 50 metres to the west of the property, which provides direct services to Moorgate (Northern Line), with a journey time of 29 minutes and Finsbury Park (Victoria & Piccadilly Lines) journey time of 19minutes.

There are also a number of bus routes operating in proximity to the property.

2017 Rateable Value £5800.00

Estimated Rates Payable £0 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new lease or license available on flexible terms to be agreed

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

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/26824>
Energy Performance Certificate

Last Updated: 02 Nov 2018

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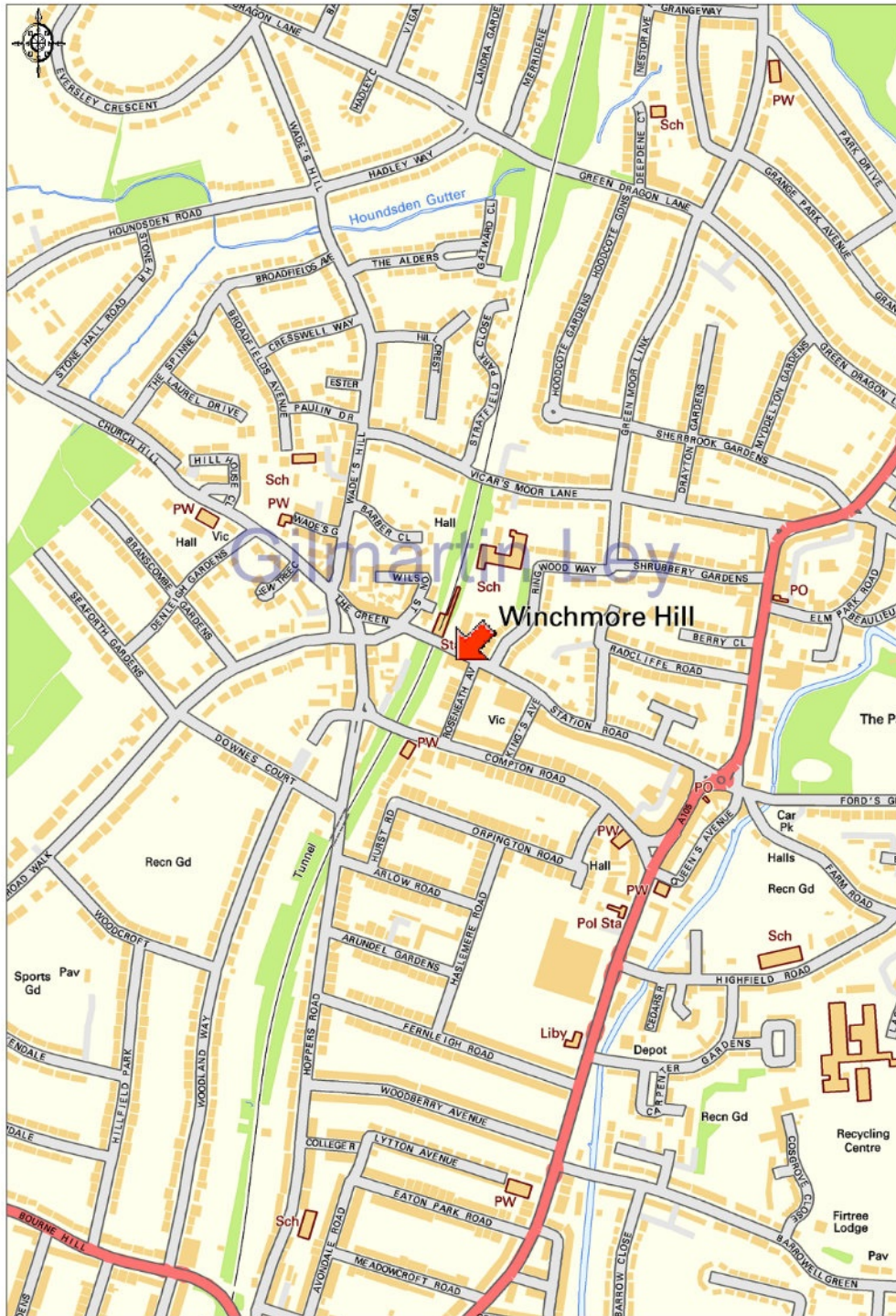


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Our ref: 26824

Property Investment and Development Consultants
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Chartered Surveyors and Estate Managers
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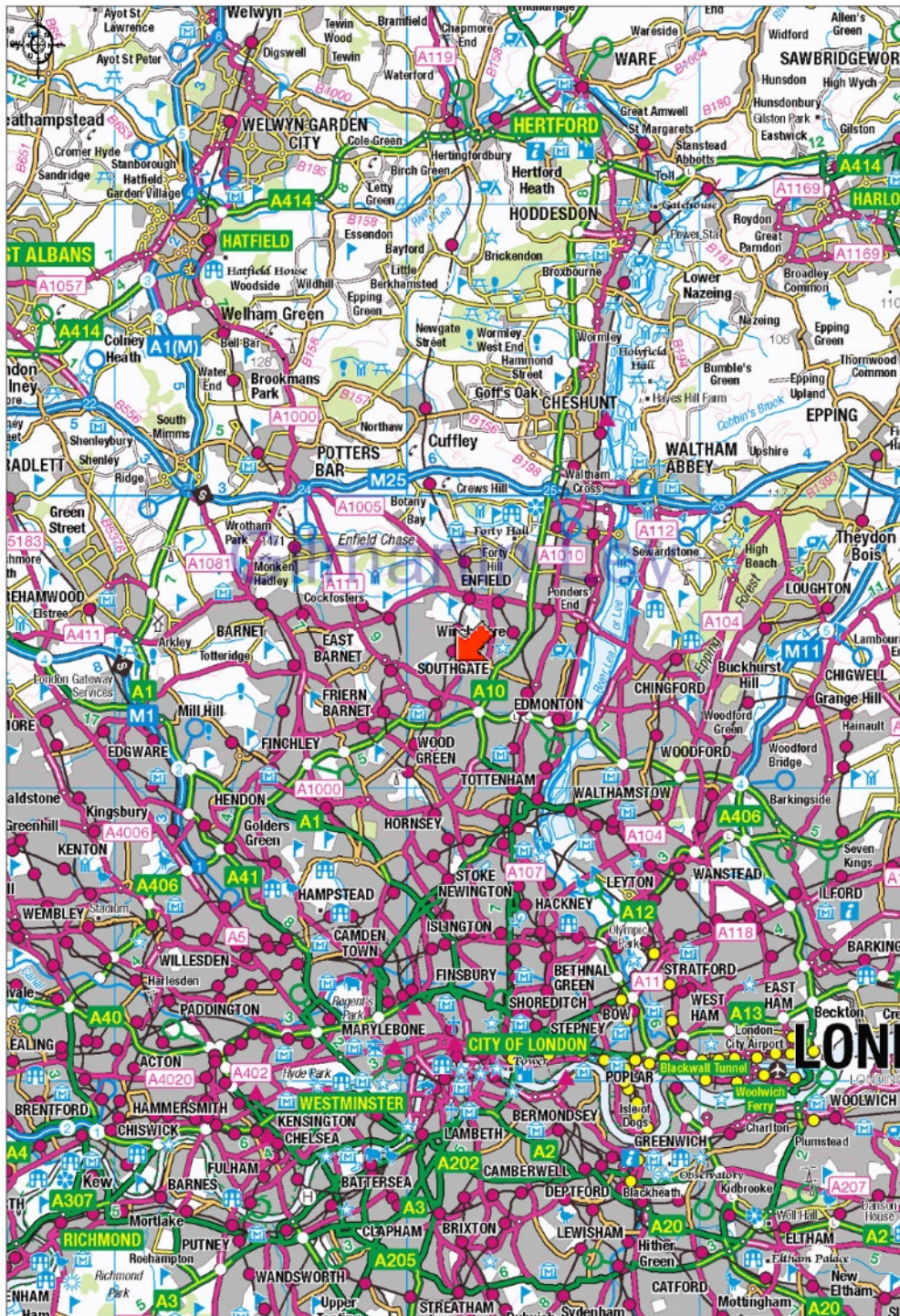


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