



Small Office Suite To Let - Southgate N14

1 Mins Walk to Southgate Underground

GILMARTIN LEY

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



Area

Net Internal Area: 27 sq.m. (288 sq.ft.)

Rent

£5,500 per annum (approx. £458 monthly)
subject to contract

Property Description

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

The space is of good decorative order, having been recently refurbished to a high standard in 2014, with a private entrance and the building benefitting from lift access and key fob entry.

Please note, this office does not benefit from WC facilities.

- > New lease available
- > 1 minute walk to Southgate Underground Station
- > Located in the centre of Southgate
- > Good specification office
- > Suspended ceilings
- > N.B. This office does not benefit from WC facilities



Accommodation	Area sq.m.	Area sq.ft.	Comments
Part Second Floor	26.76	288	



GILMARTIN LEY

Small Office Suite To Let - Southgate N14

1 Mins Walk to Southgate Underground

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, Asda, WH Smiths, The Carphone Warehouse, Tesco Express, Boots, Pure Gym, Richer Sounds, Barclays, Woolwich, Natwest, Nationwide, Cynergy Bank, The Money Shop, Pizza Express, Wilton Patisseries, Costa Coffee, McDonalds, KFC, Greggs, William Hill, Ladbrokes, Betfred as well as many other established independent retailers, restaurants, bars & public houses.

2017 Rateable Value £4600.00

Estimated Rates Payable £0 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.

Premium Nil

Terms A new full repairing and insuring lease for a term 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: <https://www.gilmartinley.co.uk/properties/27531>
Floor plan

Last Updated: 15 Jun 2022

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.

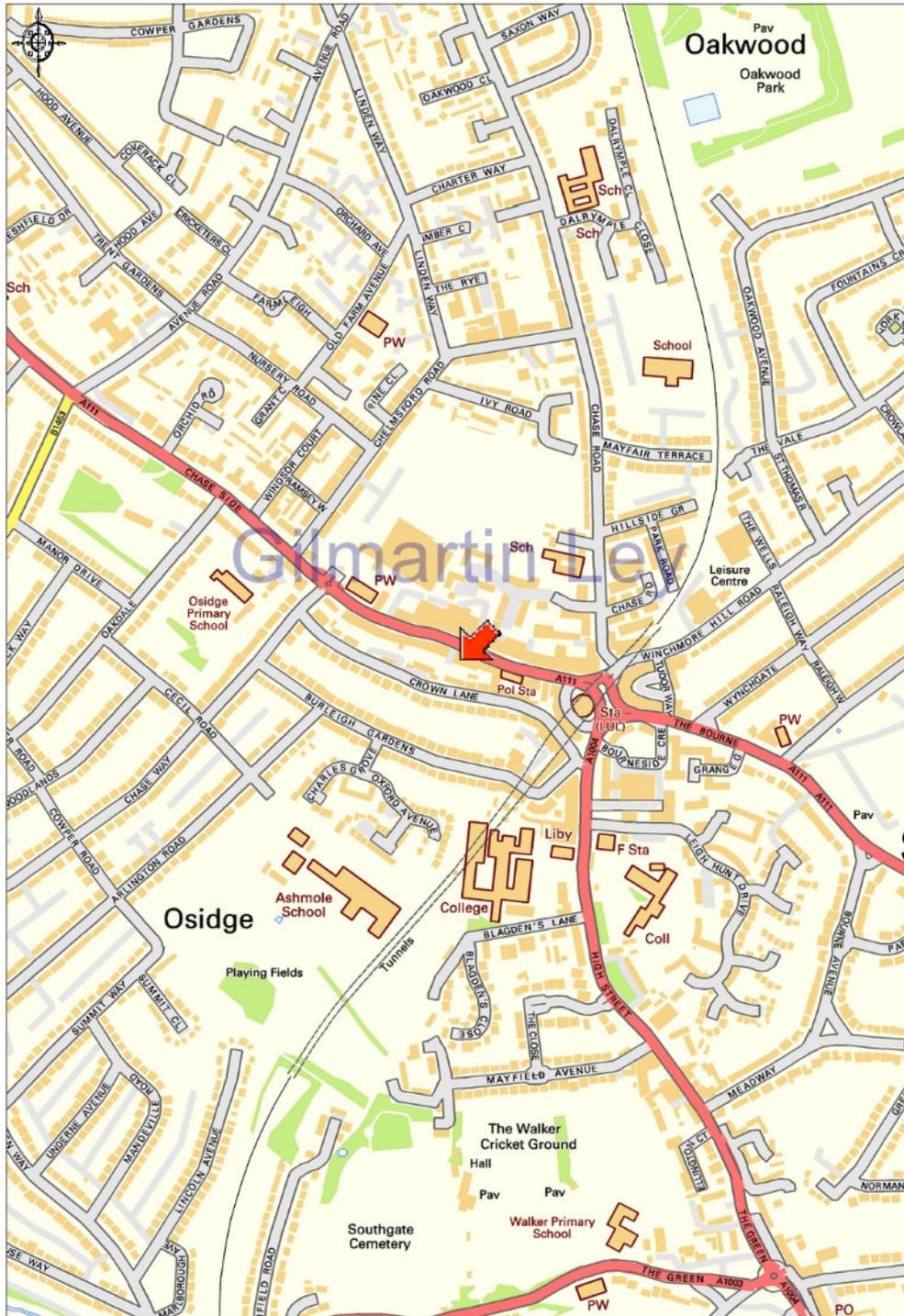


GILMARTIN LEY

Small Office Suite To Let - Southgate N14

1 Mins Walk to Southgate Underground

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



© Crown Copyright 2013. All rights reserved. Licence number 100019121. Printed date: 1/2013

<https://www.gilmartinley.co.uk/properties/to-rent/offices/southgate/london/n14/27531>

Our ref: 27531

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

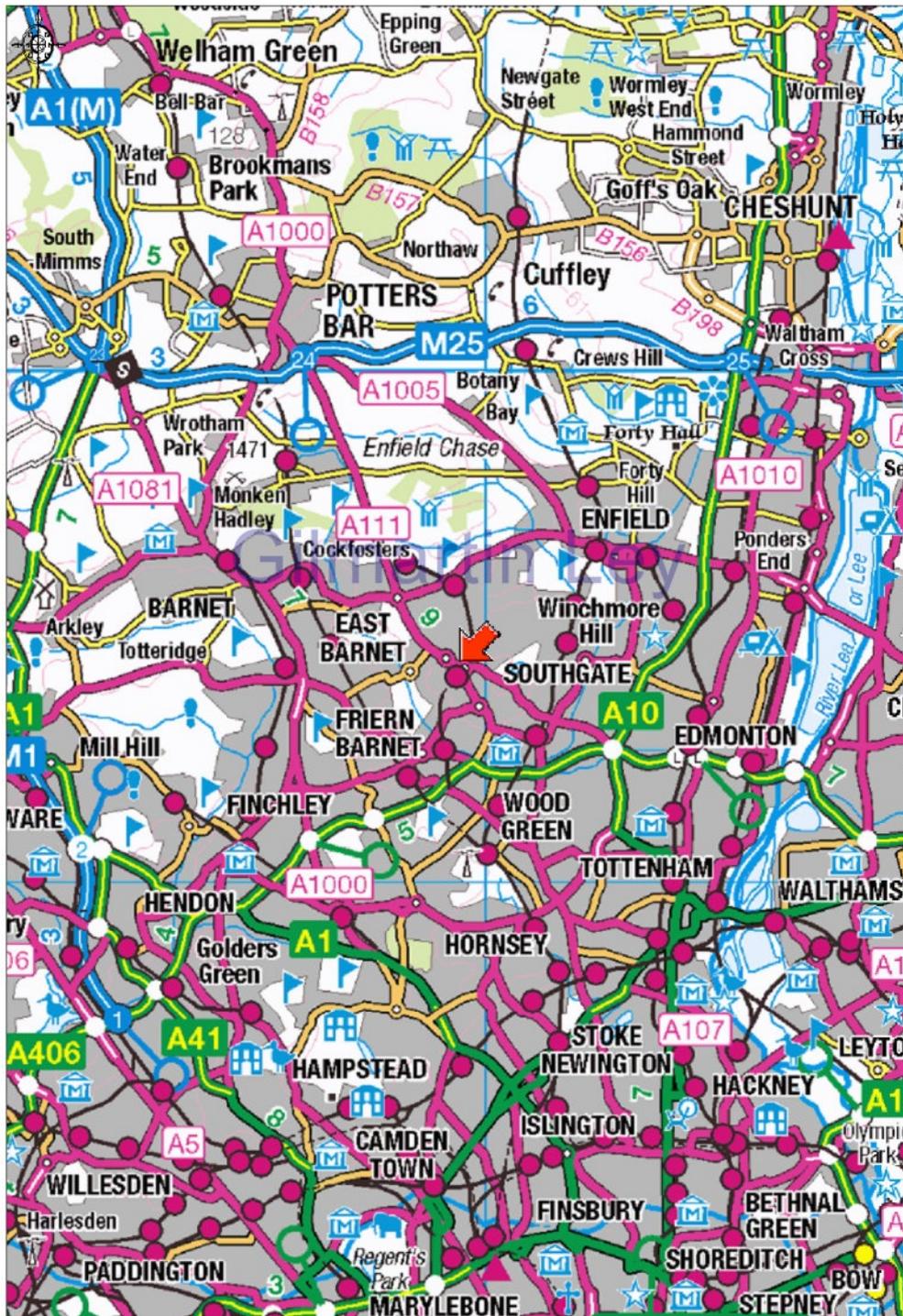


GILMARTIN LEY

Small Office Suite To Let - Southgate N14

1 Mins Walk to Southgate Underground

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



<https://www.gilmartinley.co.uk/properties/to-rent/offices/southgate/london/n14/27531>

Our ref: 27531

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Small Office Suite To Let - Southgate N14

1 Mins Walk to Southgate Underground





GILMARTIN LEY

Small Office Suite To Let - Southgate N14

1 Mins Walk to Southgate Underground

