



# Ground Floor D1 Premises To Let - London N14

8 car spaces & 1 min walk to Southgate Underground

GILMARTIN LEY

2-16 Burleigh Parade  
Burleigh Gardens,

LONDON, N14 5AD



### Area

Gross Internal Area: 480 sq.m. (5,166 sq.ft.)

### Rent

£90,000 per annum (approx. £7,500 monthly) subject to contract

### Property Description

The property comprises a ground floor commercial unit, previously occupied by a nursery school operator, which has a gross internal area of circa 480 sq.m (5,166 sq.ft).

The current configuration of the property provides for a number of class / office rooms, store, staff room, kitchen, separate adult and children WCs and reception area. There are 2 personnel entrances to the front elevation and 2 at the rear of the property. The space benefits from suspended ceilings, fire alarm system, central heating and intercom entry system.

Externally, there are 8 allocated parking spaces to the rear elevation, accessed via electronically operated gates into the rear car park. There is a shared fenced and gated playground of circa 1,200 sq.ft to the rear of the external car park but it may be possible to give the incoming tenant exclusive use of this during business hours.

The property may be suitable for a number of alternative uses subject to obtaining the necessary planning consent.

- > New lease available
- > Suitable for a number of alternative uses
- > Affluent and desirable North London location
- > 8 car parking spaces within secured car park
- > Southgate Underground Station only 150m



Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	480	5,166	
Playground	111.49	1,200	
Car parking			8 car parking spaces within gated rear car park



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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, only 150m from Southgate London Underground Station (Piccadilly Line) and just south of Southgate Circus and bus terminus. Travel time to Central London on public transport takes approximately 25 minutes.

Local occupiers include Nandos, Tesco, Boots, Pure Gym, Richer Sounds, Barclays, Costa Coffee, McDonalds, KFC, Greggs, Harris & Hoole, as well as many other established independent retailers, restaurants, bars & public houses.

**2017 Rateable Value** £73000.00

**Estimated Rates Payable** £35989 per annum

**Service Charge p.a.** TBC

**Premium** Nil

**Terms** A new lease 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/27788>  
Offer Requirements  
Floor Plan

**Last Updated:** 22 Sep 2020

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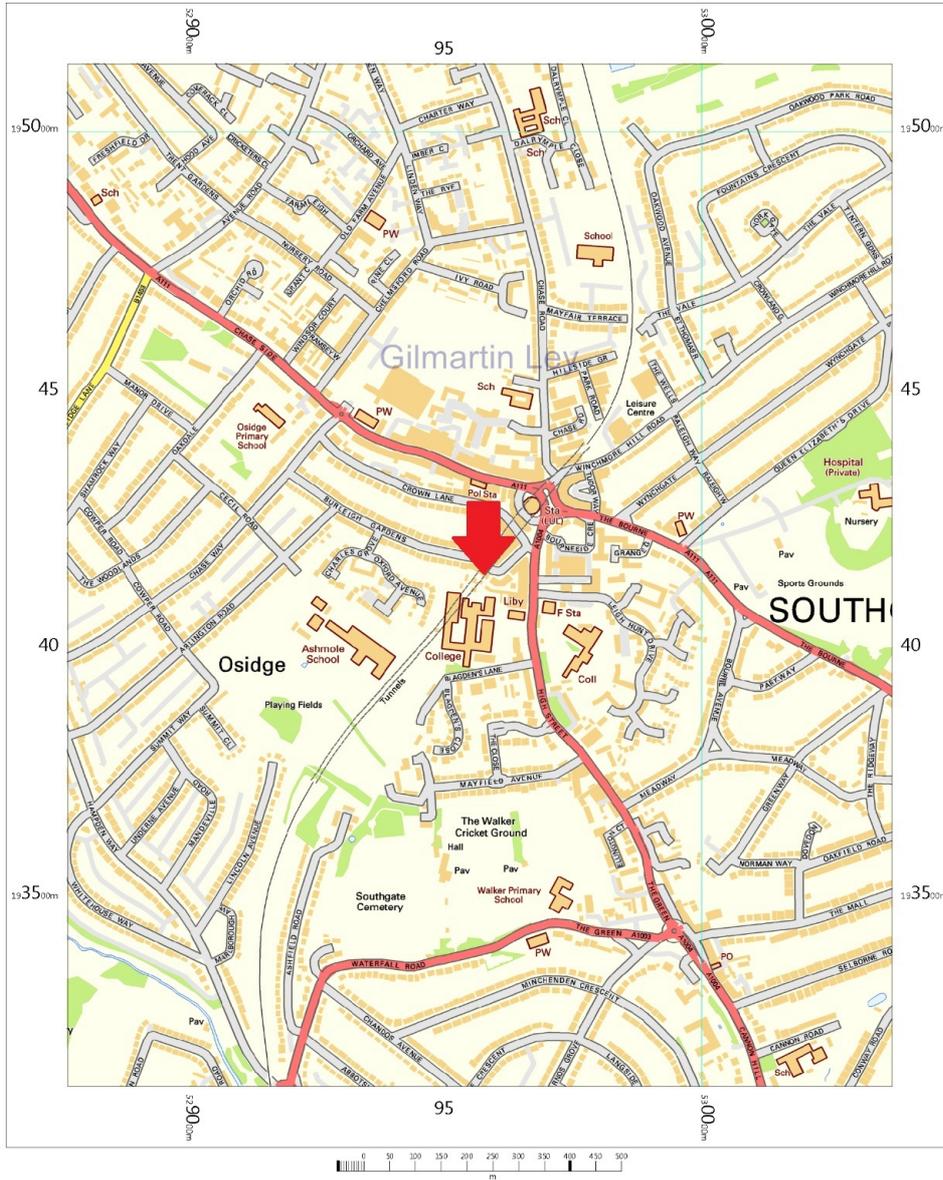


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OS Streetview  
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Our ref: 27788

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)

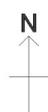
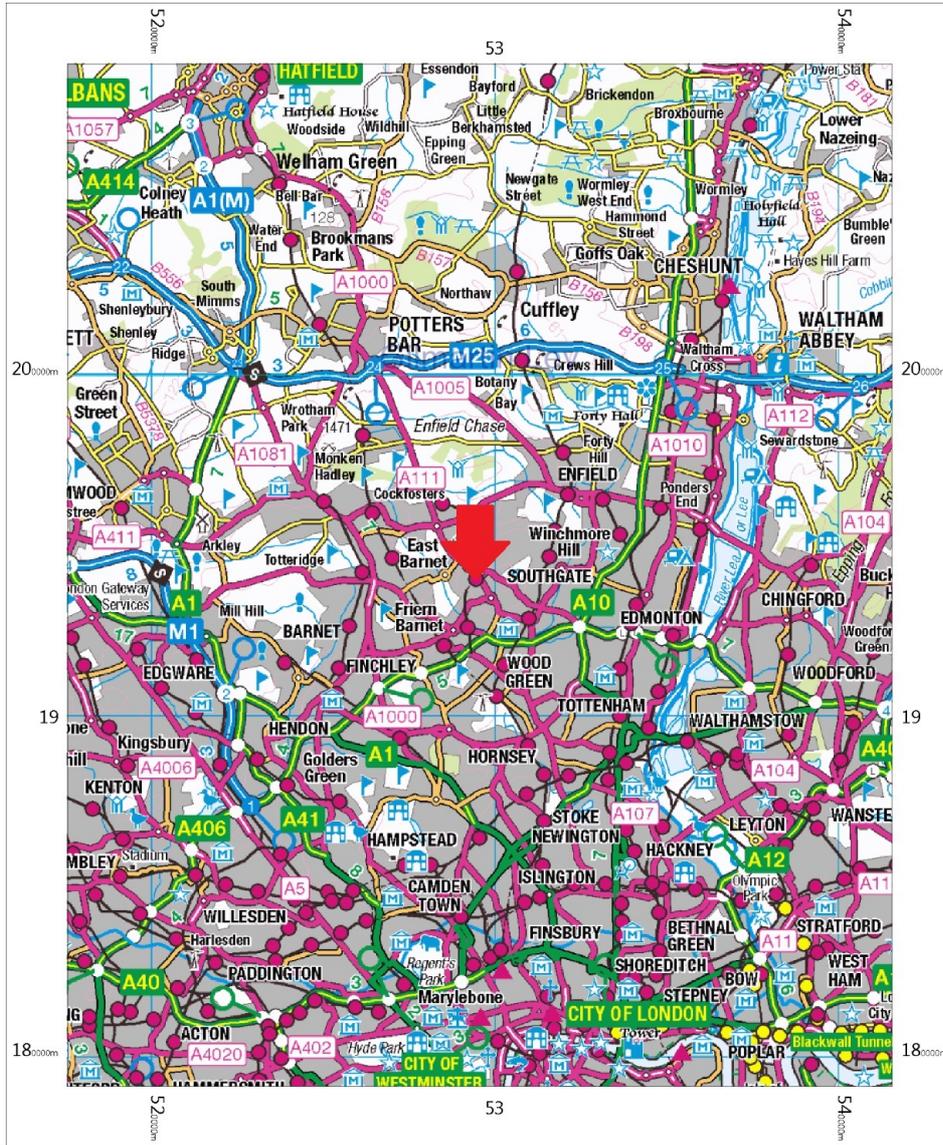


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Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

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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