



GILMARTIN LEY

Unique Office / Studio Building To Let - Muswell Hill, London N10

Assignment of existing lease due to expire August 2024

Old Station House
7a Coppetts Road,
Muswell Hill,
LONDON, N10 1NN



Area

Net Internal Area: 113 sq.m. (1,211 sq.ft.)

Rent

£27,500 per annum (approx. £2,292 monthly) subject to contract

Property Description

The property comprises a character detached single storey brick built building, converted to provide unique office / studio space. The property also benefits from a large forecourt area for private parking (6 cars).

The space in the main building is arranged to provide various sized office rooms. A retractable loft staircase leads to a boarded loft space, ideal for archive storage. The garage has been converted into office/studio space and benefits from exceptional natural light and as well as an impressive 3.55 m (11ft 8in) floor to ceiling height.

The property is available subject to the assignment of an existing 10 year lease from 5th August 2014 (circa 4 years remaining). The lease is included within The Landlord and Tenant Act 1954.

The property is currently being used as an office but may be suitable for a variety of alternative uses, subject to the necessary consents.

- > Assignment of 10 year lease due to expire in August 2024
- > Highly desirable and affluent north London suburb
- > Unique character building
- > Only 0.25 miles from Muswell Hill Broadway
- > Parking for circa 6 cars
- > Less than 0.5 miles to East Finchley London Underground Station (Northern Line)
- > Male & Female WCs



Accommodation	Area sq.m.	Area sq.ft.	Comments
Main Office Area	65.14	701	
Converted Garage / Studio	47.41	510	
Loft Storage	40.68	437	
Timber Shed	10.85	116	
Forecourt Parking			



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Property Location

Muswell Hill is a highly desirable, affluent north London suburb. The property is situated at the southern end of Coppetts Road, between Eastwood Road and Creighton Avenue, just over 0.25 miles to the north west of Muswell Hill Broadway, which is Muswell Hill's vibrant shopping precinct and features a mix of high street chains, pubs, restaurants, independent shops and leisure operators including; Miller & Carter, PureGym London, Côte Brasserie, Little Waitrose, Marks & Spencer, Sainsbury's, Barclays Bank, HSBC, Santander, Rymans, Costa Coffee, Boots, Ask, as well as numerous other restaurants and unique independent retailers.

The property is well served for all communications with the Archway Road (A1) being approximately 1 mile to the south and the North Circular Road (A406) only 0.75 miles to the north. East Finchley and Highgate London Underground Stations (Northern Line) are approximately 0.5 miles to the west and 1 mile to the south of the subject property respectively.

2017 Rateable Value £15918.00

Estimated Rates Payable £7640 per annum

Service Charge p.a. n/a

Premium Nil

Terms Assignment of the existing 10 lease commencing 5th August 2014 (contracted within the 1954 Landlord and Tenant Act).

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

Local Authority: London Borough of Haringey

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

Further information at: <http://www.gilmartinley.co.uk/properties/28077>
Energy Performance Certificate
Lease

Last Updated: 25 Feb 2021

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Our ref: 28077

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

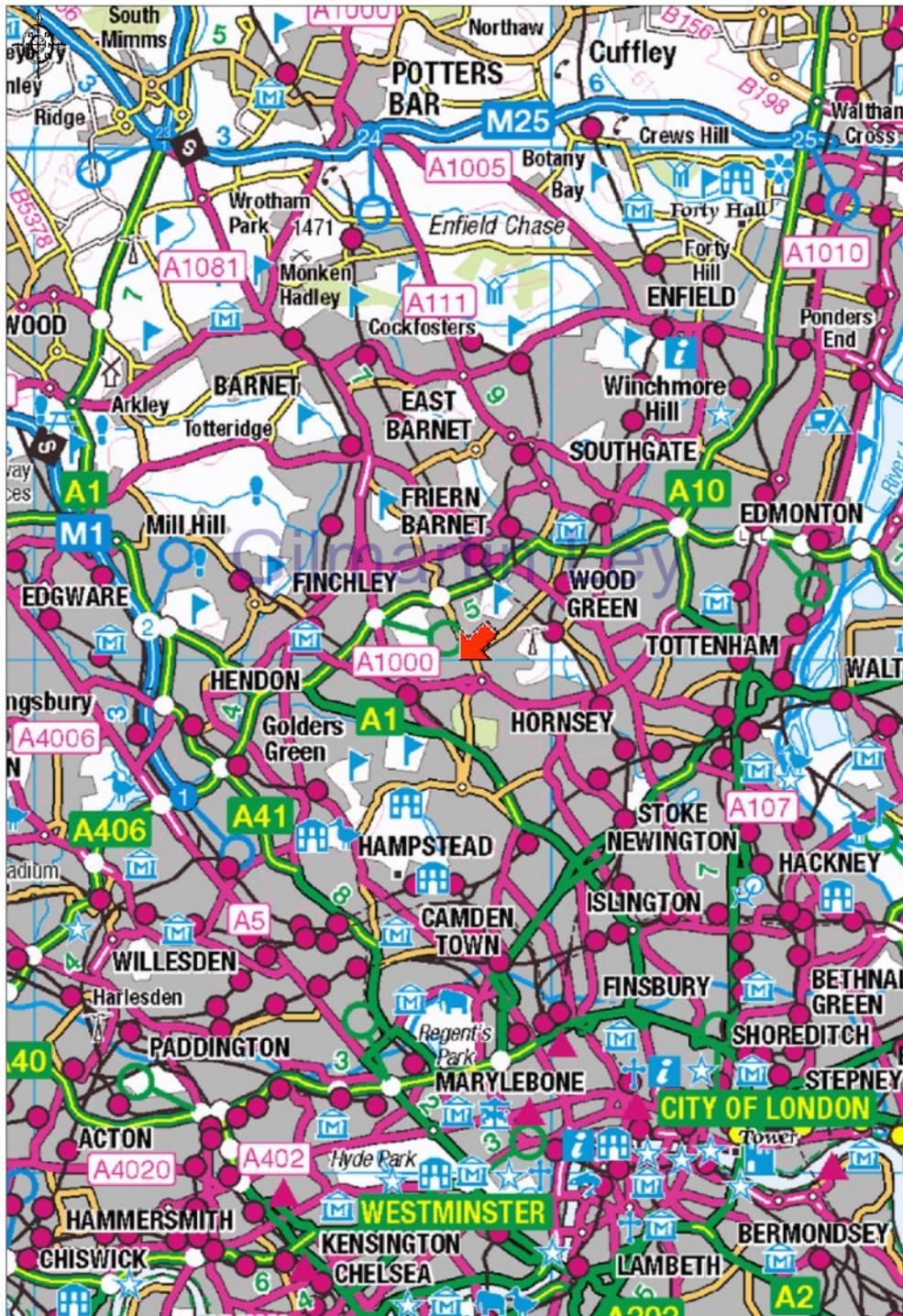


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