



Unique Office - Lease for Assignment Highgate, London N6

Two car parking spaces on licence

GILMARTIN LEY

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



Area

Gross Internal Area: 44 sq.m. (475 sq.ft.)

Rent

£12,900 per annum (approx. £1,075 monthly) subject to contract

Property Description

The property comprises a character single-storey brick built workshop which has been converted to provide unique and tranquil office accommodation.

The space is currently configured to provide an open plan office area, meeting room, a kitchen and WC facilities.

Externally, the property benefits from two car parking spaces within a secure, gated car park, which are held on separate licences (terminable by the Tenant on four weeks notice) and a private terrace with views overlooking Highgate Bowl.

Key considerations:

- > Lease for assignment: 15 years from 21st June 2016
- > Tenant Break Options 20th June 2021 and 2026
- > Private terrace overlooking Highgate Bowl: 43.6 sq.m (469 sq.ft)
- > Two car parking spaces by separate Licence
- > Located in the highly desirable Highgate Village
- > Character brick built and air-conditioned self contained office
- > 750m to Highgate London Underground Station
- > 1000m to Archway London Underground Station



Accommodation	Area sq.m.	Area sq.ft.	Comments
Office	44.16	475	
Terrace	43.60	469	



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Property Location

The subject property is situated in the heart of Highgate Village off the north side of Highgate High Street within Highgate Yard. The pedestrian entrance to the property is through a walkway on the High Street between Caffè Nero and Bailey and Saunders Pharmacy. Access to the car park is via Townsend Yard.

Highgate Village is one of the most sought after residential areas of North London. The property is surrounded by a mix of high street chains, pubs, restaurants and independent shops, which include; Tesco Express, Pizza Express, Caffè Nero, Côte Brasserie, Le Pain Quotidien, Gails Bakery, Costa, Barclays Bank, Shelter Boutique, Chango Empanadas, The Angel Inn, The Bull, The Dukes Head, and The Flask.

Highgate School is situated circa 200m to the north-west of the property on North Hill.

Highgate London Underground Station (Northern Line) is circa 750m to the north.

Highgate High Street (B519) is the main road passing through the Village and connects with Hampstead Lane and Highgate West Hill at its western extremity. To the south-east, Highgate High Street becomes Highgate Hill, which intersects with Archway Road, Holloway Road and Junction Road, 1km from the property. There are several bus routes that serve Highgate High Street with connections to Finsbury Park, Brent Cross, Holloway and Crouch End.

2017 Rateable Value £4850.00

Estimated Rates Payable £0 per annum

Service Charge p.a. £1305.44 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 n/a

Terms Assignment of a 15 year fully repairing and insuring lease from 21st June 2016. Tenant Break Options 20th June 2021 and 2026. Repairing liability limited by schedule of condition. Two car parking spaces on Licence: £3,000 per annum (total). The property is elected for VAT

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/28688>
Energy Performance Certificate
Service charge information
Lease plan

Last Updated: 08 Dec 2020

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Our ref: 28688

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

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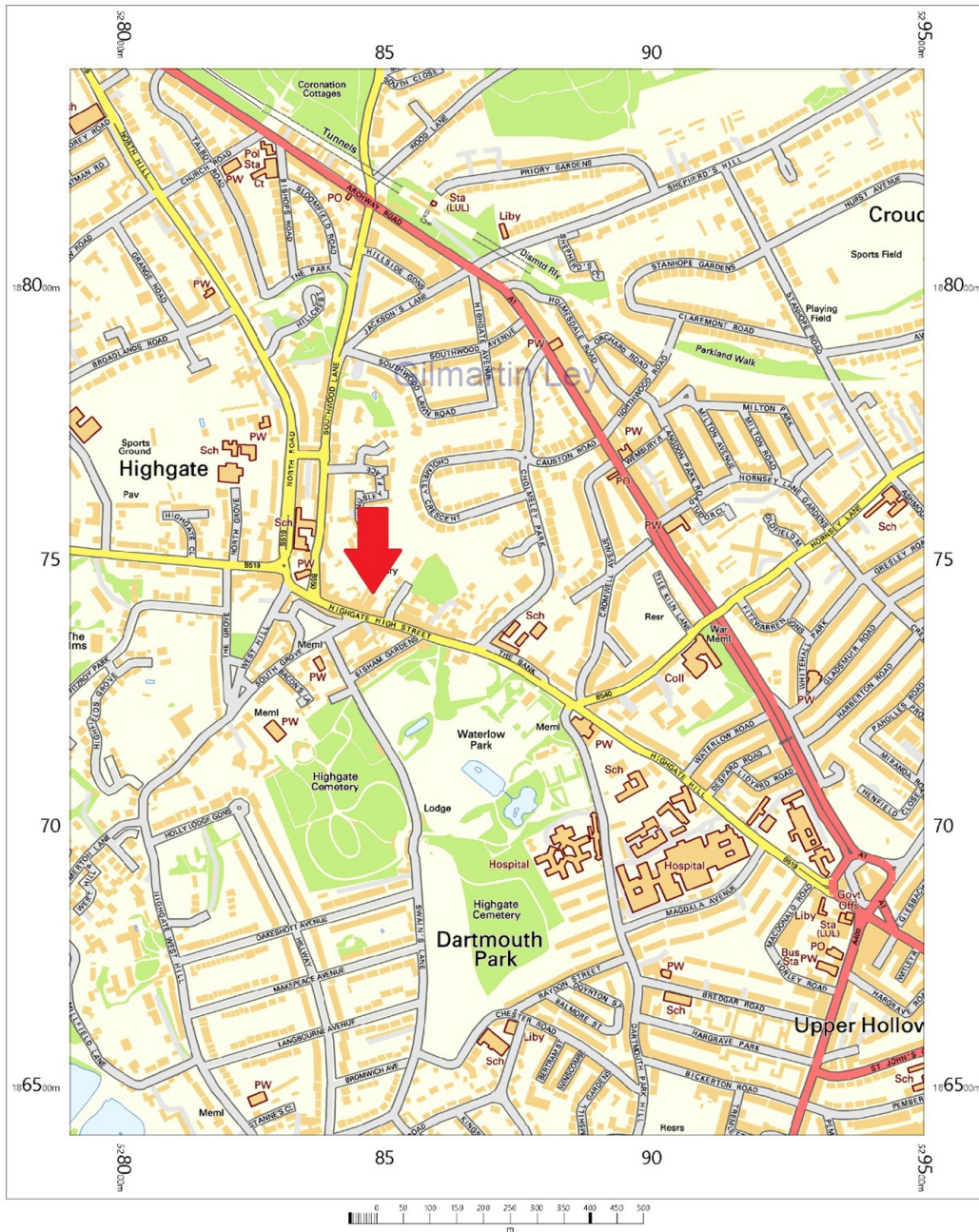


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OS Streetview
Thursday, July 16, 2020, ID: CM-00888687
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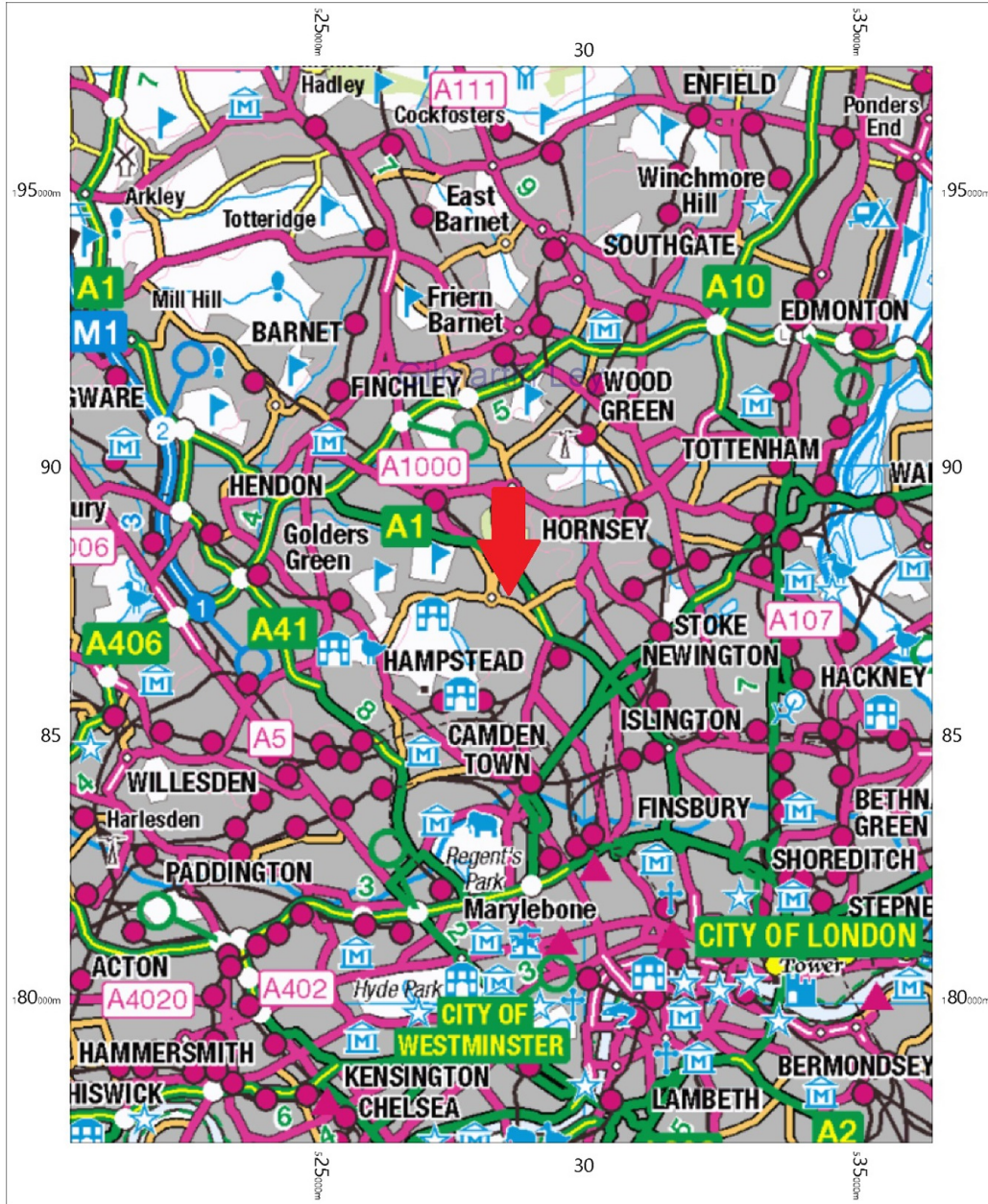


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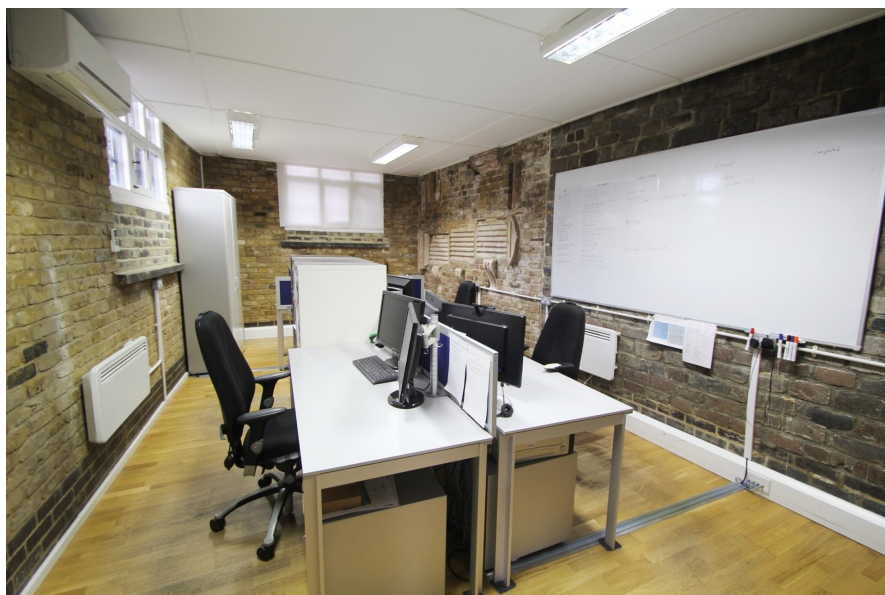
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