



# Office / Studio / Workshop For Sale or To Let - London N22

Approximately 90 years unexpired lease

GILMARTIN LEY

Unit 2 Neville Place,

LONDON, N22 8HX



#### Area

Gross Internal Area: 252 sq.m. (2,717 sq.ft.)

#### Price

Guide Price £525,000 subject to contract  
Guide Rent



#### Property Description

The subject property comprises a self contained studio / office / workshop unit arranged over ground & first floors and is suitable for a variety of uses.

The ground floor is currently used for warehousing and storage.

The first floor is predominantly open plan office, with a kitchen and a number of partitioned smaller offices / production spaces.

#### Key considerations:

- > High quality office / studio / light industrial space suitable for a variety of uses
- > Rarely available long leasehold building for sale or to let
- > Gas central heating
- > WC and kitchen facilities
- > Security roller shutters
- > 500m to Wood Green Underground Station
- > 650m to Alexandra Palace Station



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## Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	122.90	1,322	
First Floor	129.54	1,394	

## Property Location

The property is situated on the north side of Neville Place which runs west from Wood Green High Road (A105).

Communications to the property are excellent; Wood Green London Underground Station is less than 500 metres to the south of the property, providing easy access to Central London and a journey time to Kings Cross Station of only 13 minutes.

Alexandra Palace Railway Station which is 750 metres to the south-west provides services to London Moorgate Station with a journey time of around 20 minutes.

There are good connections to the main road networks, with the North Circular Road (A406) located only 1.23 kilometres (0.76 miles) to the north.

**2017 Rateable Value** £17550.00

**Estimated Rates Payable** £8424 per annum

**Service Charge p.a.** TBC

**Terms** Sale of 125 year long lease from 16th June 1987 with vacant possession.

Or

A new lease available on terms to be agreed.

N.B The property is elected for VAT.

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

**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/29135>  
Offer Requirements  
Energy Performance Certificate

**Last Updated:** 02 Aug 2021

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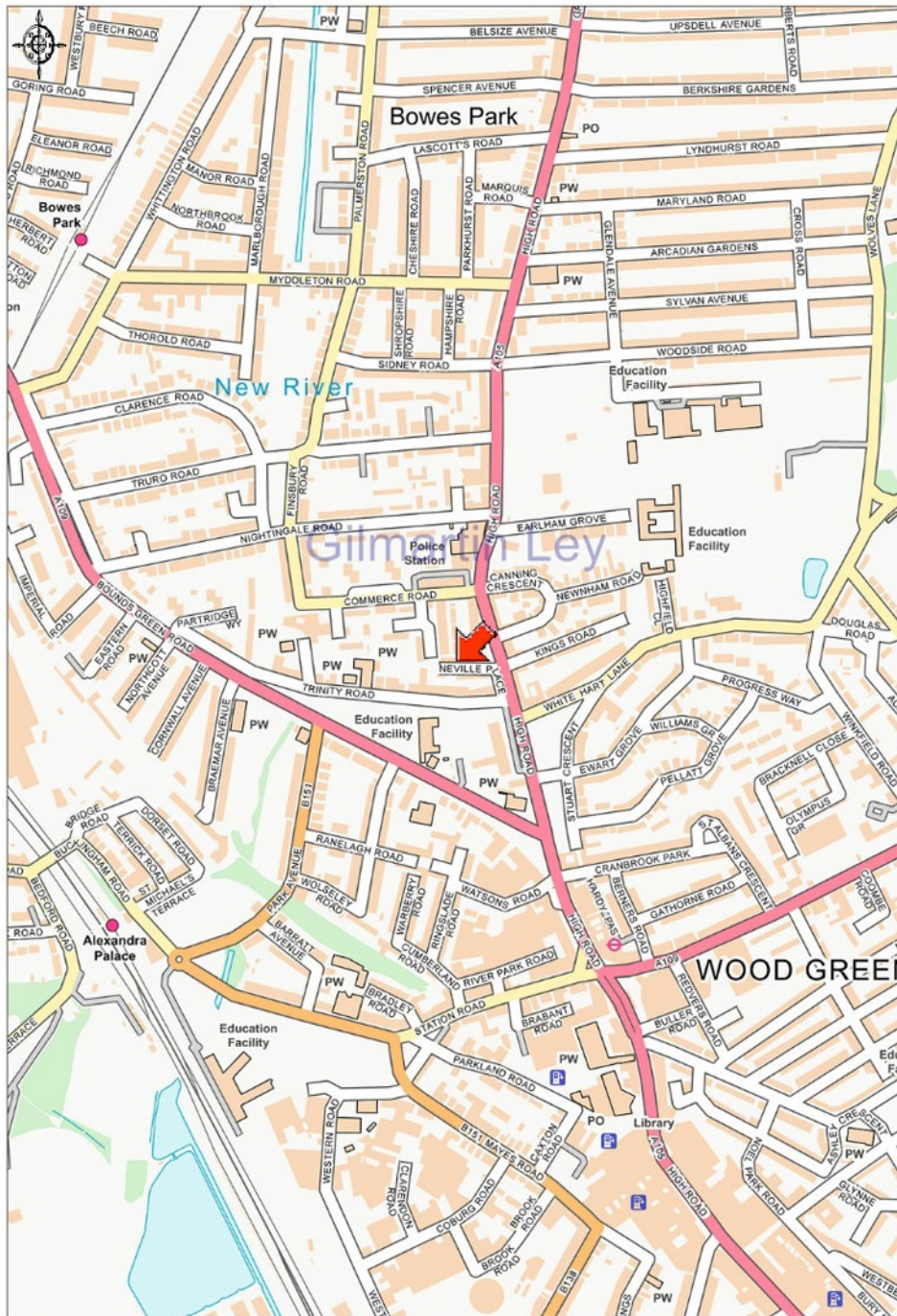


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<https://www.gilmartinley.co.uk/properties/for-sale/light-industrial/wood-green/london/n22/29135>

Our ref: 29135

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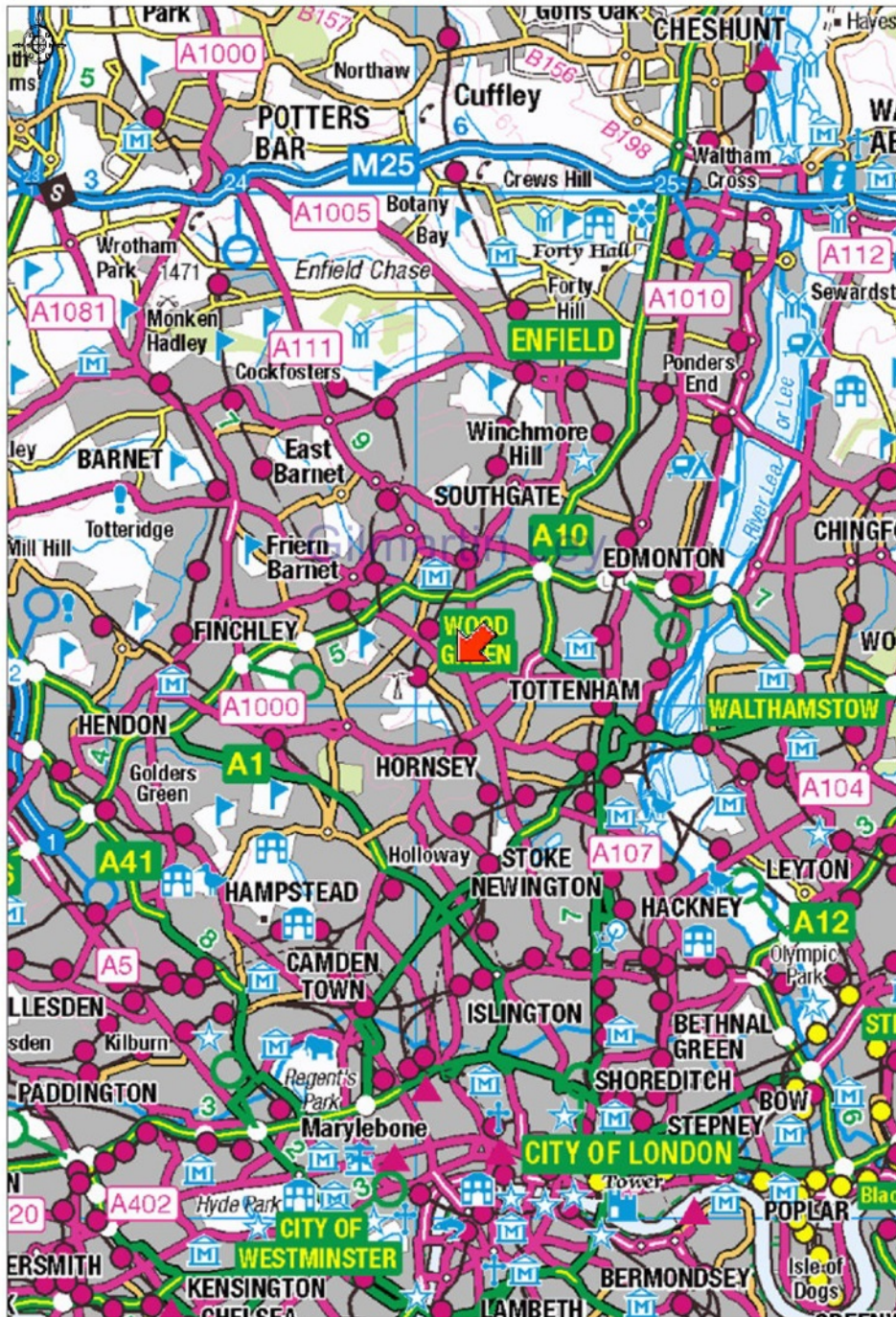


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