



# Office To Let - Southgate N14

8 Car Spaces & 1 Mins Walk to Southgate Underground

GILMARTIN LEY

**Second Floor Crown House  
47 Chase Side,**

**LONDON, N14 5BP**



#### Area

Net Internal Area: 347 sq.m. (3,730 sq.ft.)

#### Rent

£65,000 per annum (approx. £5,417 monthly) subject to contract

#### Property Description

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

The space is predominantly open plan office accommodation, with a number of separate private offices and meeting rooms. The office was refurbished to a high standard in 2018 and benefits from having excellent natural light, kitchen facilities, WCs and air conditioning.

The building benefits from recently refurbished common parts, passenger lift and intercom entry system.

Externally the office has demised parking for 8 vehicles in the rear gated car park, with access points from Crown Lane and Chase Side.

#### Key considerations

- > A new lease available
- > High quality office accommodation
- > 8 parking spaces within secure gated car park
- > Highly desirable North London high road location
- > Local occupiers include Wilton Patisserie, Boots, Halifax, Holland and Barrett, The Post Office and McDonalds.
- > Excellent communications via road and rail
- > 1 min to Southgate Tube Station (Piccadilly Line)





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## Accommodation

Net Internal Area: 347 sq.m. (3,730 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Second floor office	346.59	3,730	

## 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, Tesco Express, Boots, Pure Gym, Richer Sounds, Wilton Patisseries, McDonalds, Nandos, KFC and Greggs, as well as many other established independent retailers, restaurants, bars & public houses.

**2023 Rateable Value** £62450.00

**Estimated Rates Payable** £30787 per annum

**Service Charge p.a.** TBC

**Premium** Nil

**Terms** A new lease available on 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:** <https://www.gilmartinley.co.uk/properties/31248>  
EPC 1  
EPC 2

**Last Updated:** 22 Dec 2023

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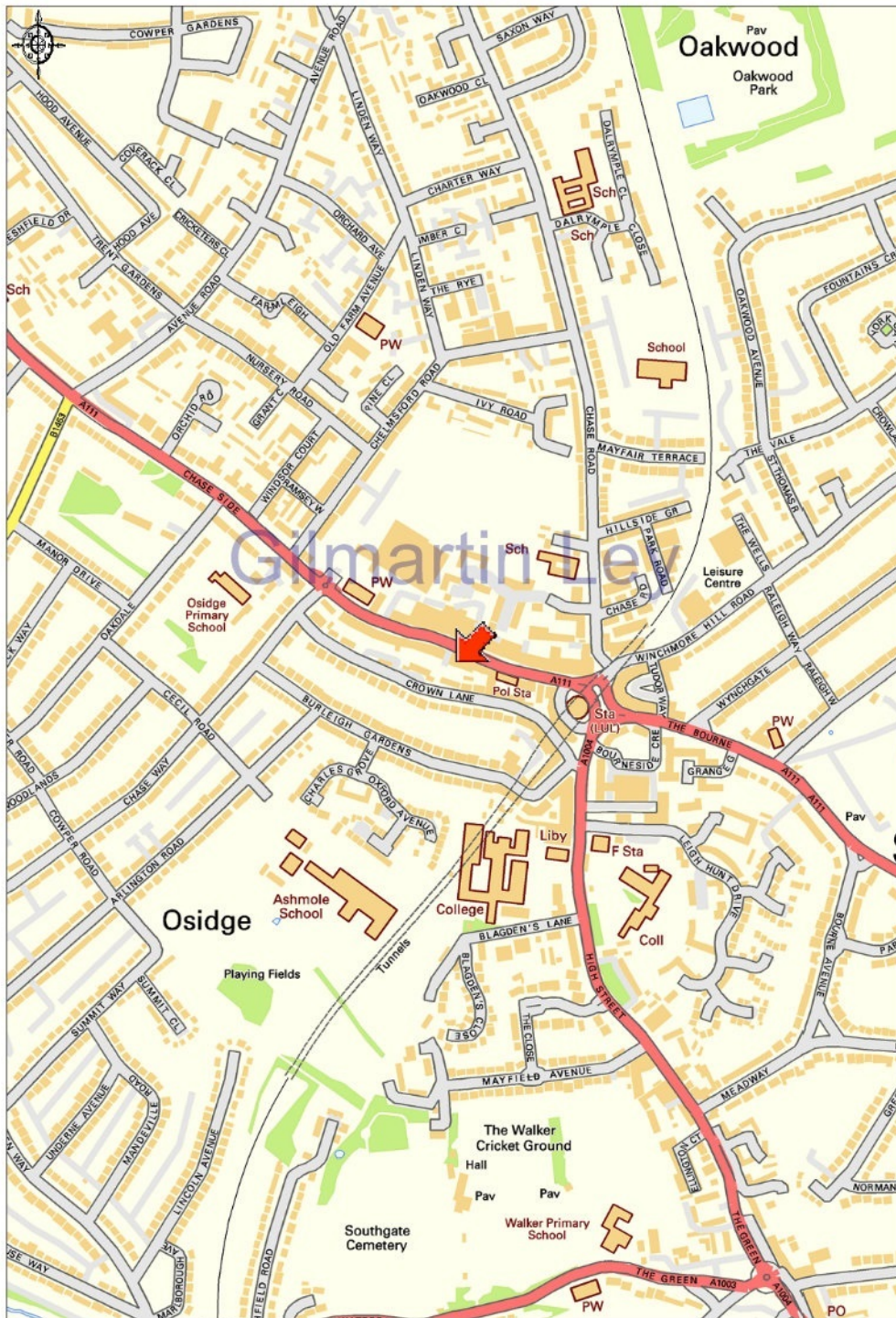


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Our ref: 31248

Property Investment and Development Consultants  
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Chartered Surveyors and Estate Managers  
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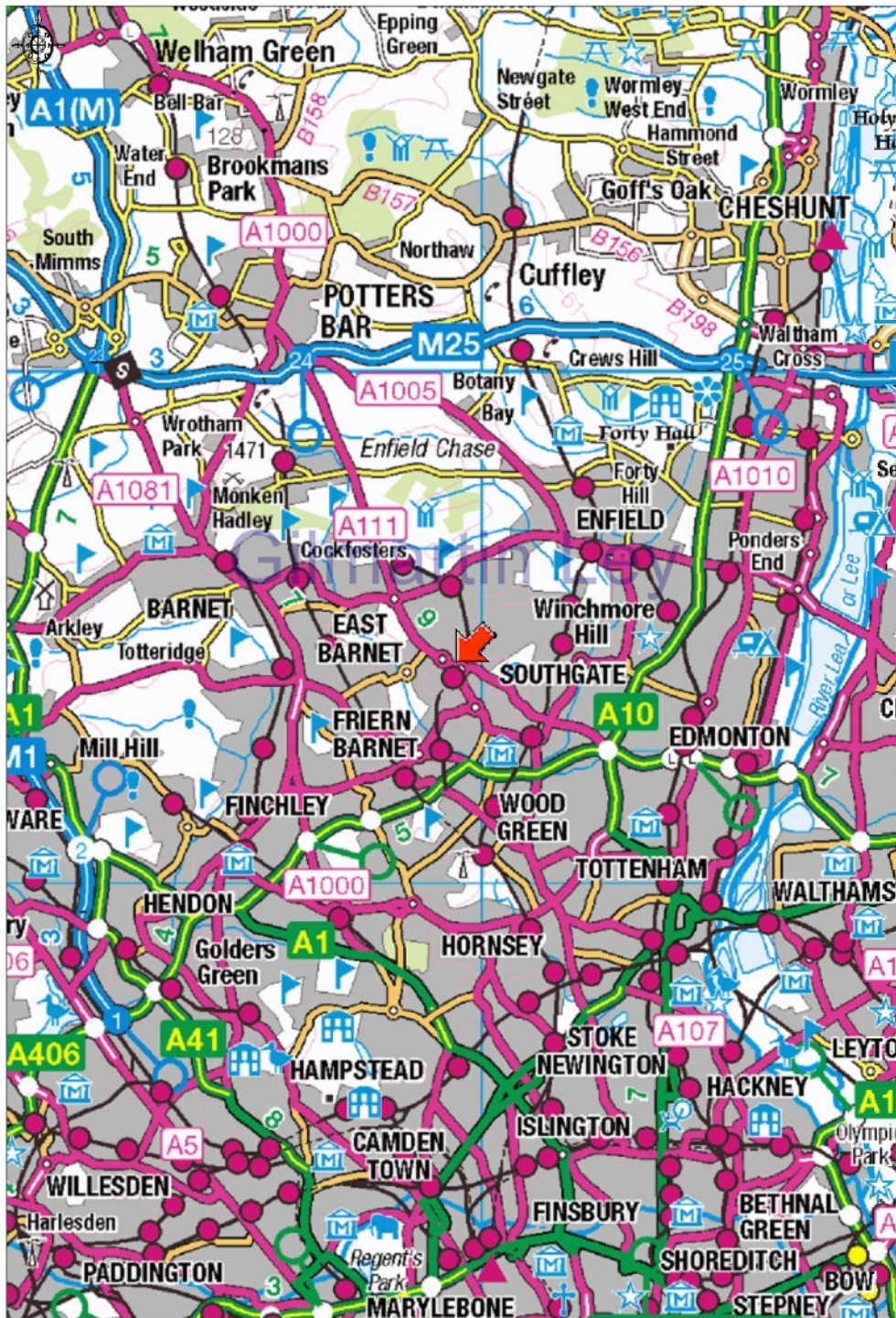


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