

**Unit 20**  
**Cranford Way**  
**Haringey**  
**London,**  
**N8 9DG**

**TO LET**

By way of new Lease

**£16.50 Per sq foot**

Situated off Tottenham Lane (A103), just under 2 miles from both the NCR (A406) to the North & Tottenham High Road (A10) to the east.

Turnpike Lane, Manor House, Wood Green Underground a short distance away.



**Haringey**



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

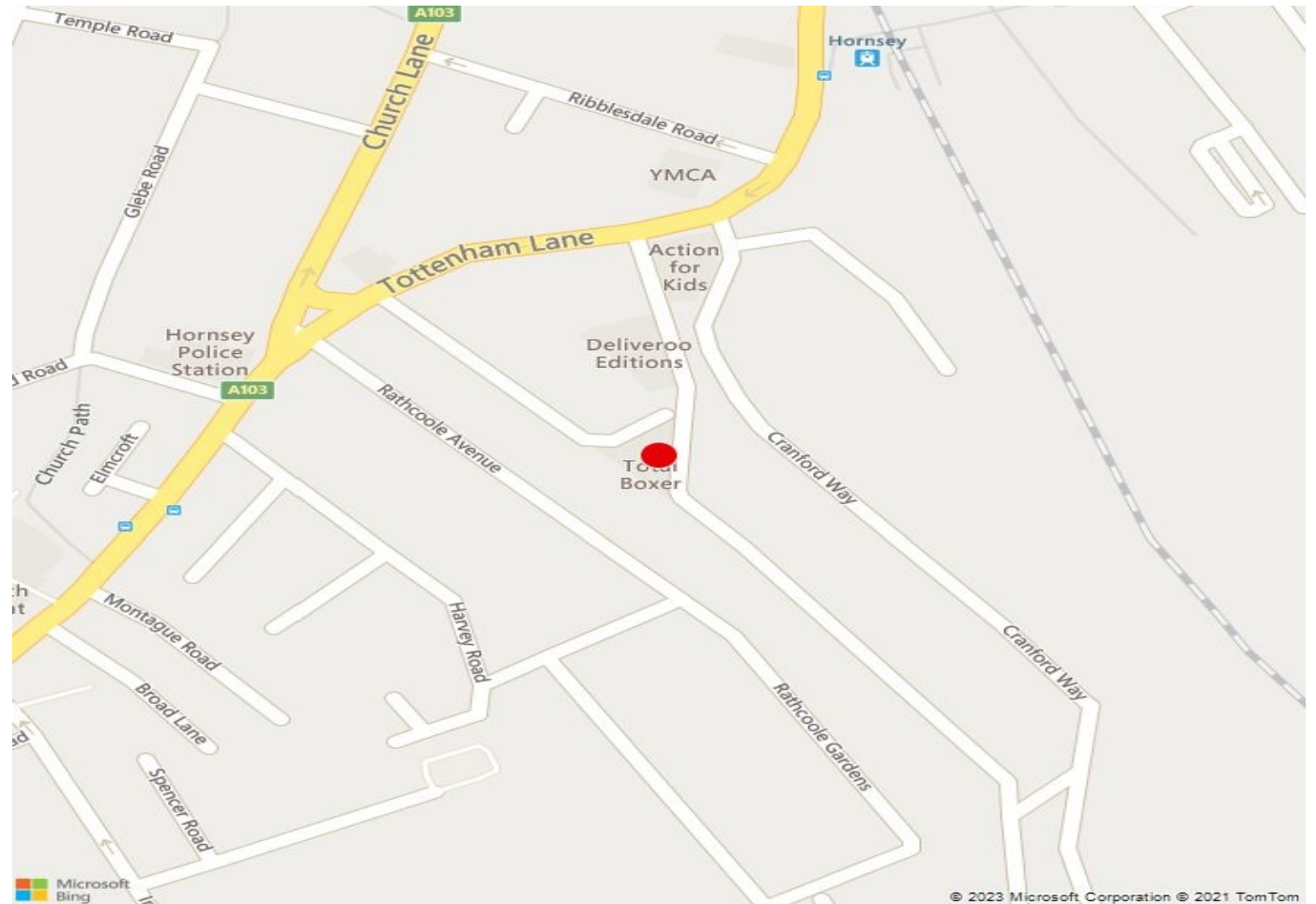
[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

Premises comprise 3548 sq.ft. approx. modern detached 2 storey, V-shaped building with intercommunicating first floor section currently divided vertically to provide a self-contained building. Unit 20 3548 sq.ft

Office mainly arranged at first floor approached via independent ground floor reception area which also contain w.c and shower facilities.

Ground floor head room of 12'6" previously used for storage/light industrial purposes, access to which is gained via a large roller shutter door accessed via private courtyard.



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## Rent

£16.50 Per sq foot

## Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

## Costs

Ingoing tenant to bear both sides reasonable related legal costs.

## Viewing

Via the owners agents PSS Commercial.

## Rates

Rateable value - £27,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

## EPC

Energy Rating E - Valid until 5 November 2029

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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