

**15A Tottenham Lane
Crouch End
London
London
N8 9DJ**

**TO LET -Full Vacant
Possession. Sale Also
Considered**

Price on Application

Property fronts Tottenham Lane
and located on the corner of
Cranford Way, Crouch End



Crouch End



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

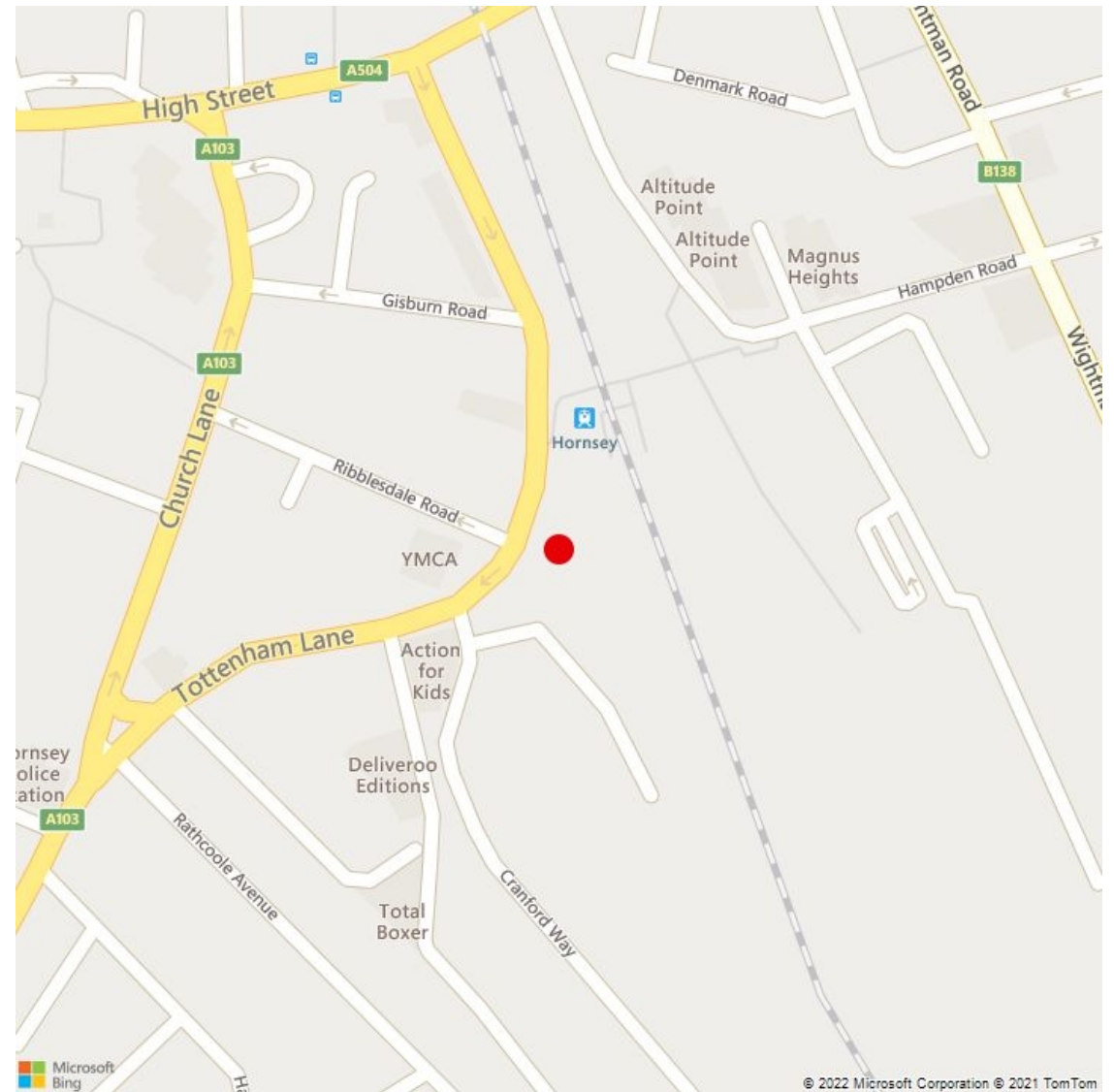
info@psscommercial.com

Description

The property consists of a single storey office accommodation 5300 sq.ft. approx. Construction comprising concrete frame with traditional brick and block cavity elevations with part Upvc double glazed sections with a felt cover concrete deck flat roof above. Internal office accommodation consists open plan/modular office arrangement with a combination of demountable and stud partitioning. Part plastered and suspended ceilings with lay-in grid and surface mounted fluorescent light fittings and carpet floor finish throughout.

Outdoor space available with car parking spaces to front forecourt.

Sale may also be considered.



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Rent

Price on Application



Tenure

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

Legal Costs

Each side to be responsible for their own legal fees



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Rates

Please use your own enquiries to the Local Authority for more information on rates

EPC

Energy Rating C - Valid until 2031

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.

Viewing

Via the owners agents PSS Commercial.

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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