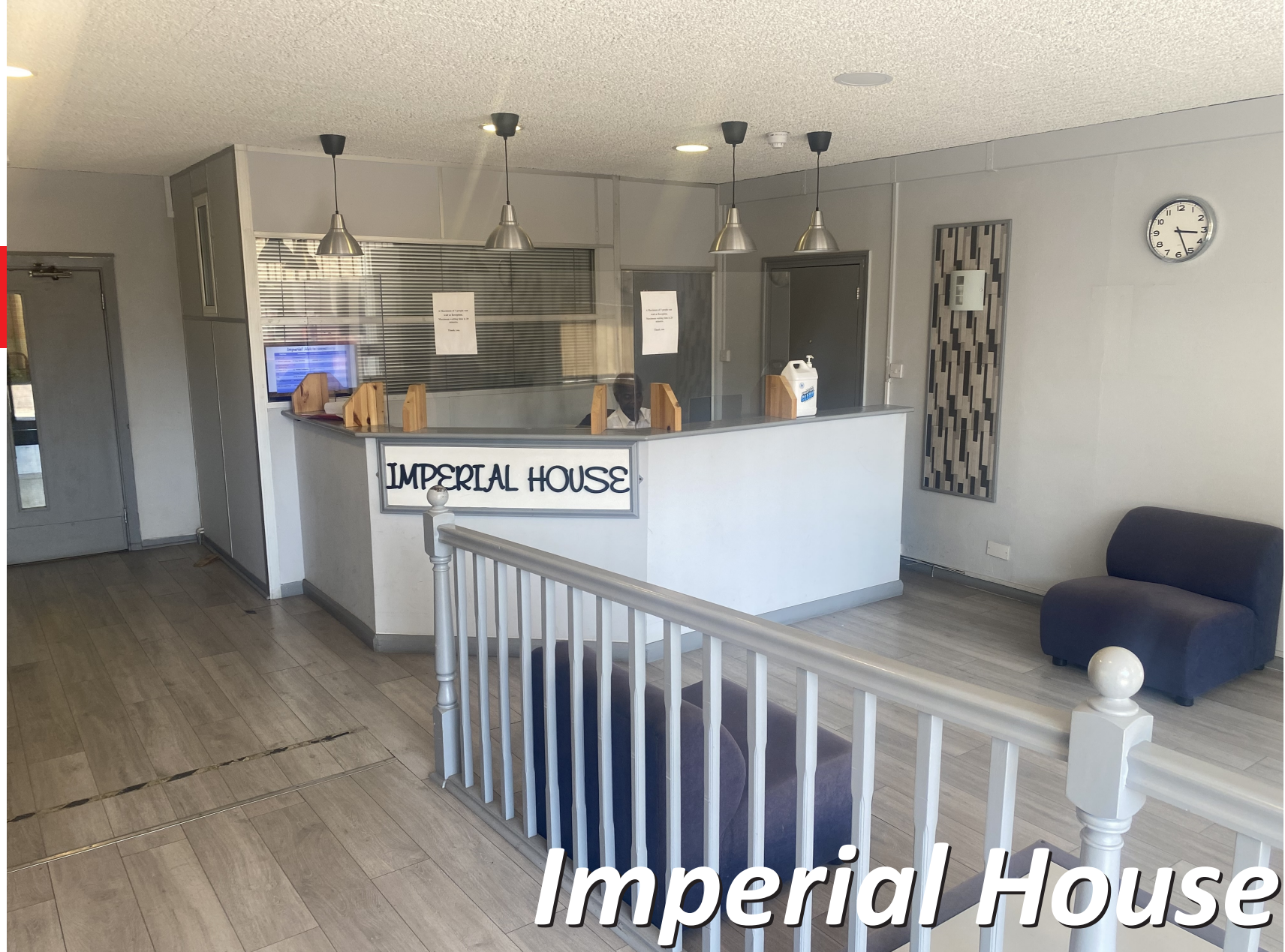


64 Willoughby Lane
Imperial House
London
N17 0SP

TO LET

£30 Per sq foot

The property is located close to the junction with Brantwood Road in this mixed commercial and residential area between Edmonton and Tottenham, enjoying easy access to the A406 North Circular Road and the North-South Route A1055 and being only a short walk from Northumberland Park British Rail Station, which links to Tottenham Hale Underground Station (Victoria Line).



Imperial House



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

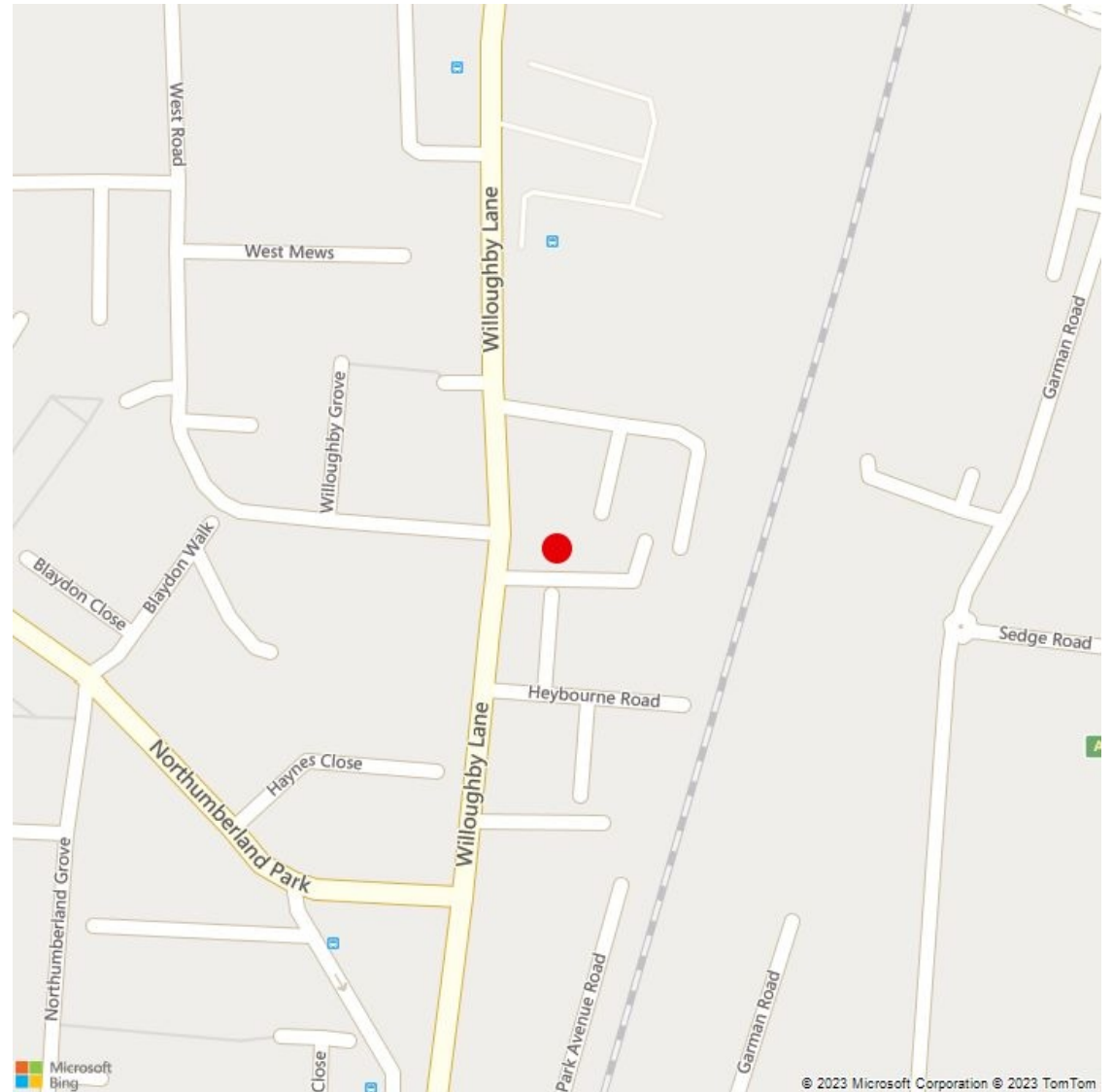
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Various size units to fit tenant's needs, up to floor plates of 5000 sq.ft.
The unit benefits from passenger lift, ample parking, newly refurbished reception.
Convenient location for the North Circular Road A406.
Rent to include bills (excl. phone and rates)



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Rent

£30



Tenure

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

Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs.



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Rates

Please refer to the Local Authority for more information on rates

EPC

Available upon request

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 owners sole agents Paul Simon Seaton Commercial 020 8800 4321

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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