

**6 Southgate Road  
Islington  
London  
N1 3LY**

**TO LET - well presented  
and located office**

**£35,000 Per annum**

Located in the popular area of De Beauvoir Town, within strolling distance of a number of gastro-pubs, cafes and bars including the Coffee House. The Regents Canal tow-path, the wide open spaces of Rosemary Gardens and Shoreditch Park are only a few minutes away . Old Street Station London Underground 5-10 minutes walk away.



**Paul Simon Seaton**  
Commercial & Investment

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

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

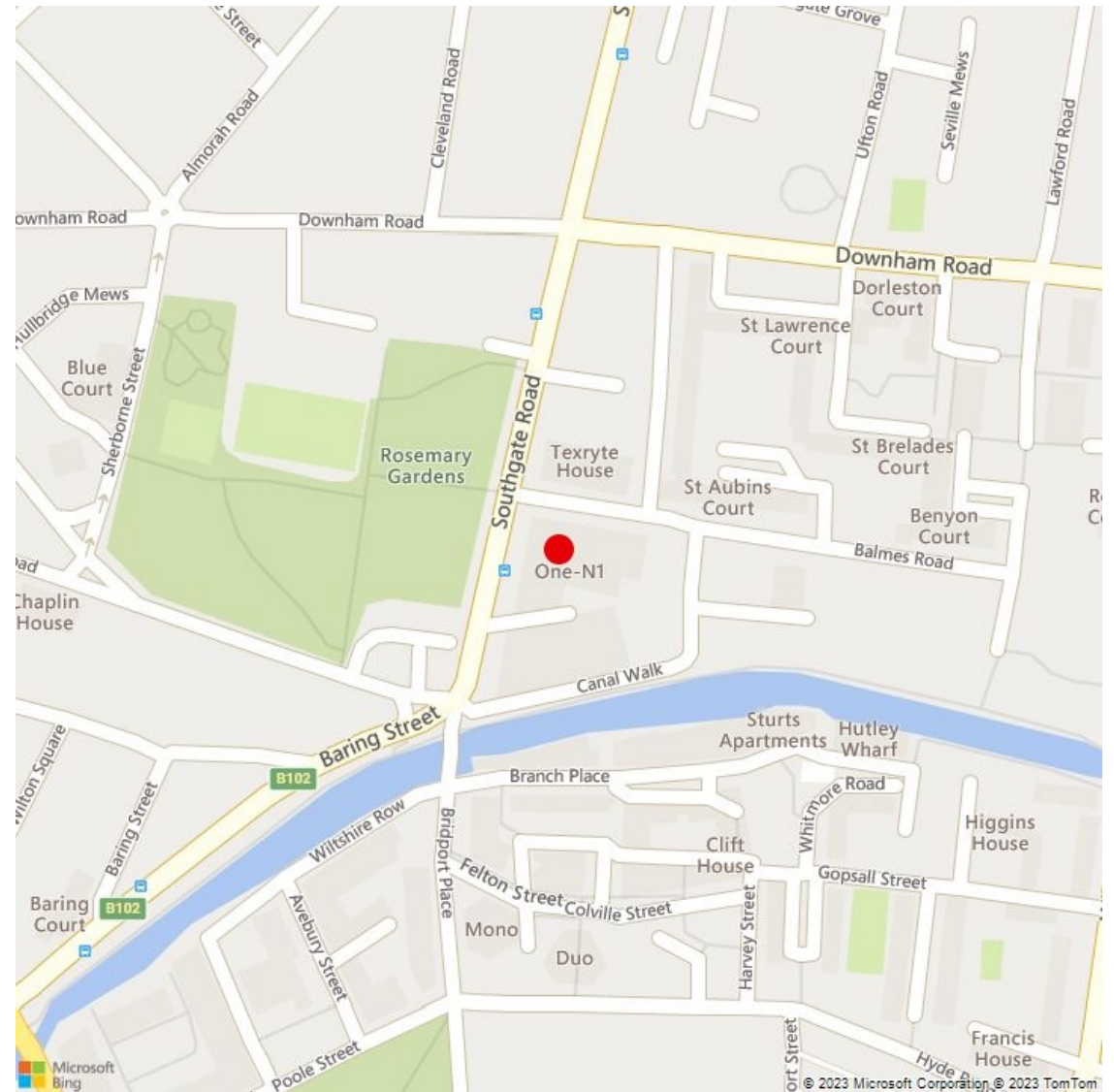
**0208 800 4321**

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

## Description

Frontage of approx. 37' providing 900 sq.ft. approx. The unit occupies the ground floor of a new build residential development. The other commercial unit within the building is let to Tesco.

Ground floor is of grey brick with aluminium extrusion, double doors and windows. The unit benefits from suspended and spot lighting, central heating, good quality kitchen, w.c, quality flooring and fittings.



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## Rent

£35,000 per annum

## EPC

Energy Rating C Valid until July 2033



## Tenure

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

## Legal Costs

Each side to bear their own legal fees



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## Rates

Rateable value - £16,500 (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

## 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 sole 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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