

**Unit 3  
The Courtyard  
50 Lynton Road  
Crouch End  
London  
N8 8SL**

**To Let By  
Way of  
New Lease**

**£48,750 Per annum**

The property is situated just off Park Road, close to the Broadway. Excellent road communications are afforded to the Archway Road (A1) and North Circular Road (A406), both being within easy reach.



***Crouch End***



**Paul Simon Seaton**  
Commercial & Investment

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

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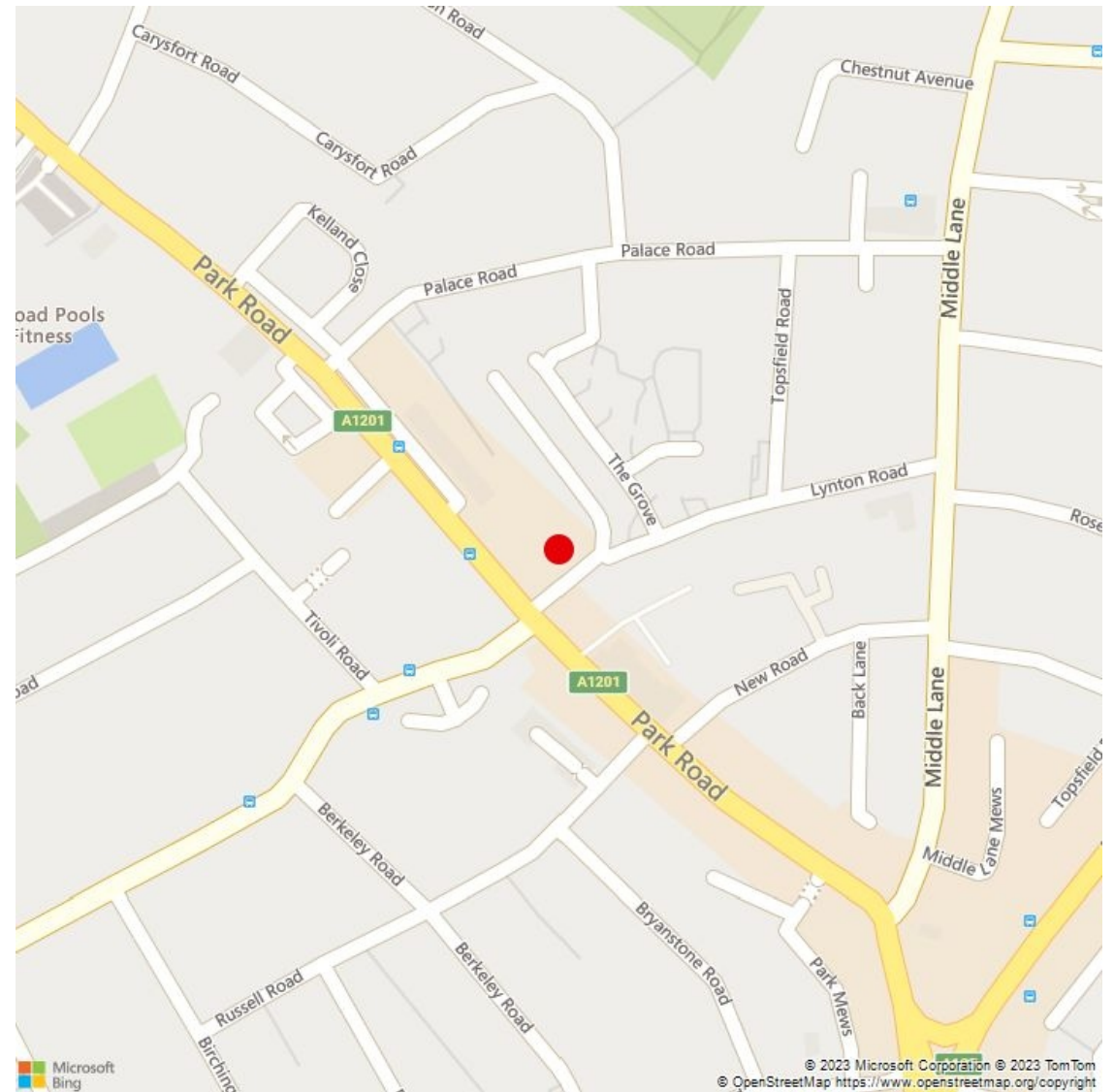
## Description

A well presented office suite of 1950 sq.ft. approx. occupying the first floor of this beautiful mews development.

The unit is part of "The Courtyard", a gated development of office and light industrial units. The development is a mixture of 2 storey period buildings at the end and left of the estate together with single storey white brick units added in the 1960's or thereabouts - parking and electric gates. The unit is mainly open plan except for 2 meeting rooms and 3 individual offices.

The offices benefit from air conditioning, server room, dual aspect windows, exposed brickwork, sole use of kitchen, well presented w.c facilities are shared.

The unit has a secondary means of escape by way of a fire exit.



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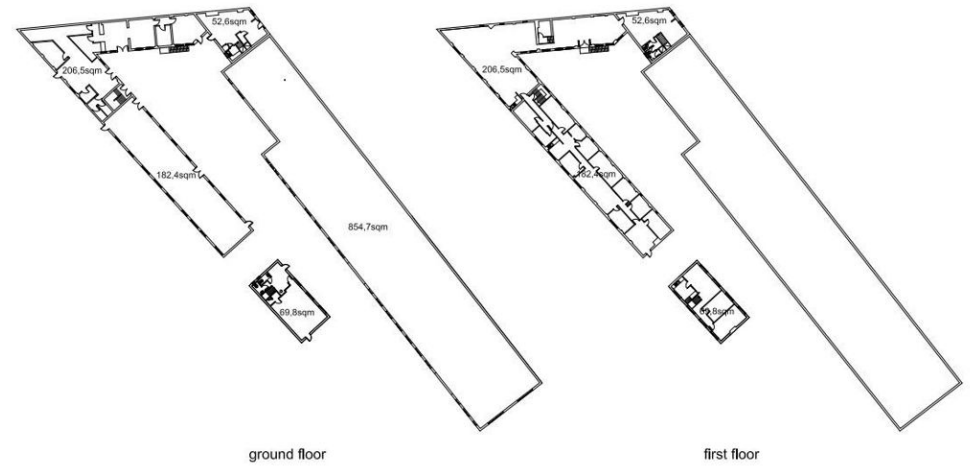
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## Rent

£48,750 per annum



## Tenure

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

## Legal Costs

Ingoing to be responsible for both sides legal fees



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## Rates

Please refer to the Local Authority for more information on rates

## EPC

Awaiting

## VAT

This property is not elected for VAT

## 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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