

**Unit 8**  
**The Courtyard**  
**50 Lynton Road**  
**London,**  
**N8 8SL**

**TO LET**

**Light**  
**Industrial/Storage**

**£47,000 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.



**Paul Simon Seaton**  
Commercial & Investment

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

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

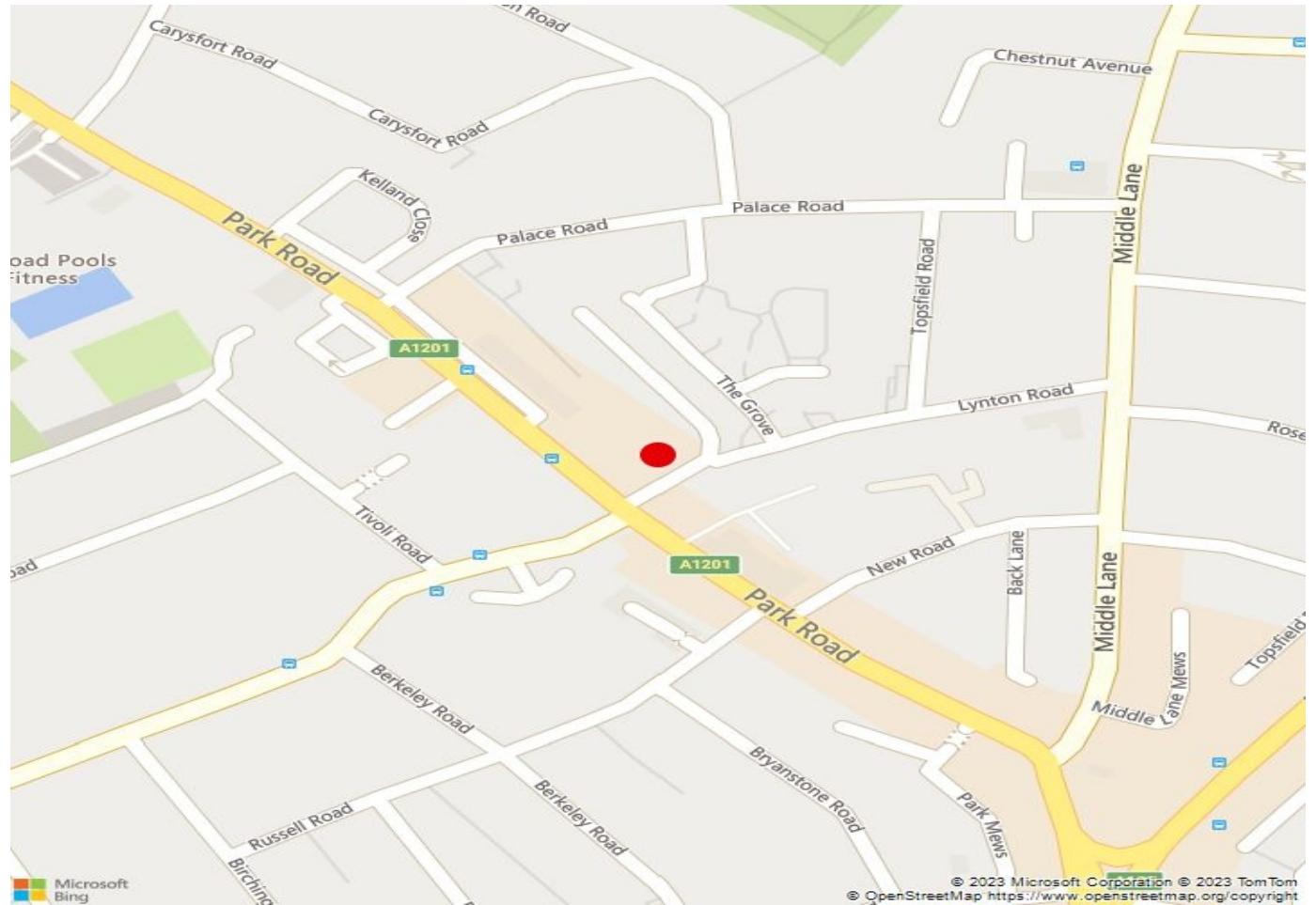
**0208 800 4321**

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

## Description

Brick built, light industrial storage unit, 2350 sq.ft. approx with roller shutter (11'6) and separate pedestrian door.

W.c, good eaves height, parking.



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## Rent

£47,000 Per annum

## Tenure

By way of new Lease or licence outside the protection of the 1954 Act for a term of 2 years

## Costs

Ingoing to be responsible for both sides legal fees

## 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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