

15 Tottenham Lane
Crouch End
London,
N8 9DJ

TO LET

Storage/Workspace

Price on Application

Set on Cranford Way off Tottenham Lane, close to the junction with Ribblesdale Road, Crouch End. Haringey and Hornsey Overground Stations and Turnpike Lane Underground are all a short distance away. Road links are good via the A10



Crouch End



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

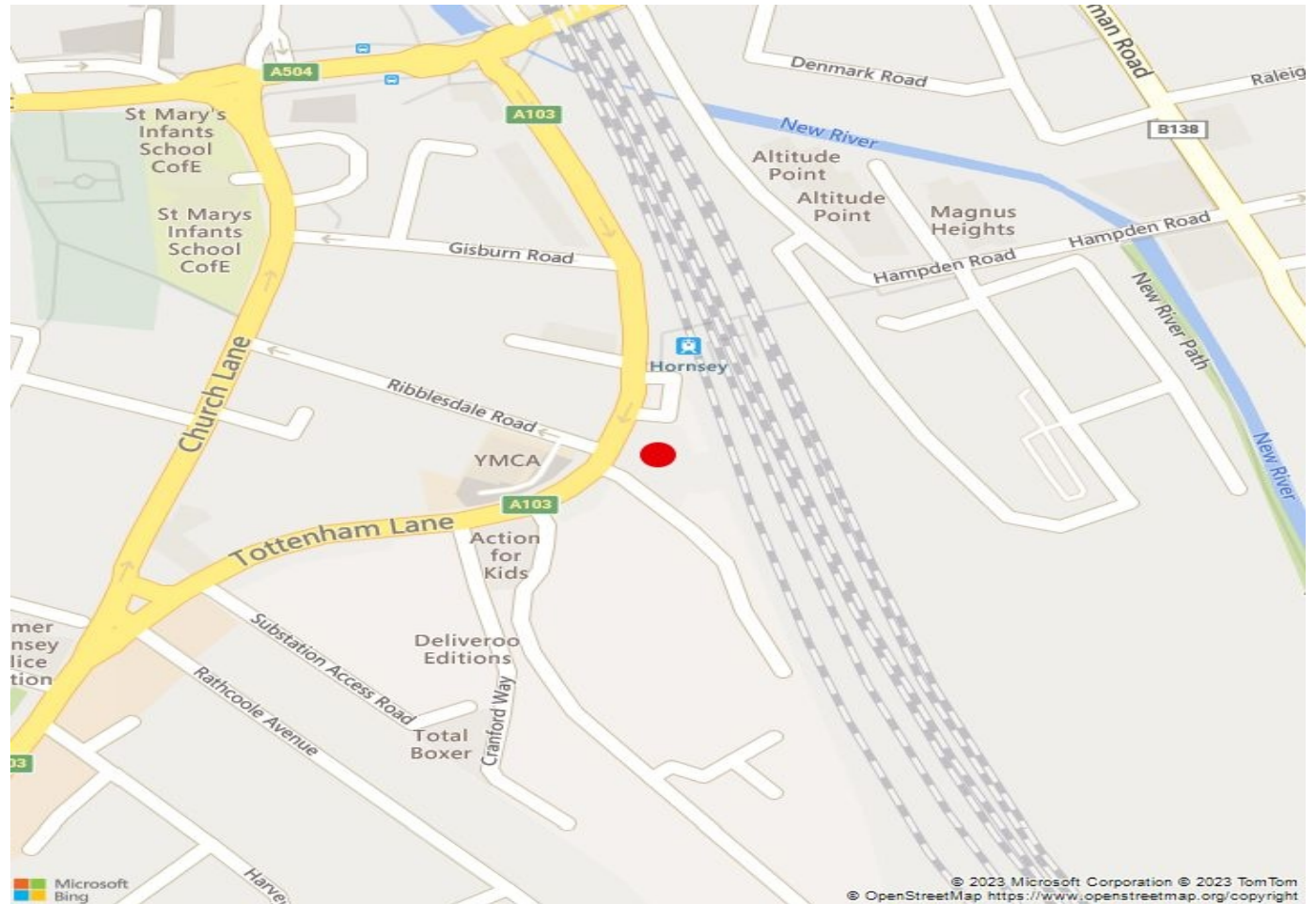
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Storage/workspace 8465 sq.ft. approx. on ground floor. Air conditioning and shared use of kitchen and w.c. Although there are pillars throughout the building, these are easily worked around. Parking on site. Suitable for many uses. Previously used as warehouses for dry food and convenience delivery and post out.



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Rent

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Tenure

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

Costs

Each side to be responsible for their own legal fees

Rates

Please Enquire of the Local Authority

EPC

Awaiting

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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