

202-210 Fairbridge Road
Archway
London,
N19 3HT

TO LET
BY WAY OF NEW
LEASE

£42,500 Per annum

Located on Fairbridge Road,
close to Hornsey Road.

Upper Holloway Underground
Station, Archway underground
Station and Crouch Hill
Overground Station are closeby.



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

Two self-contained ground floor offices left in shell and core condition and benefitting from full 3M+ height with a glazed frontage onto Fairbridge Road.

The units are arranged over the ground floor as follows:

Unit A: 952 sq. ft. approx.
Unit B: 968 sq. ft. approx.
Total: 1,920 sq. ft. approx.

Rent

£42,500 Per annum

Tenure

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

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

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 the owners agents PSS Commercial.

PSS kindly asks that all attendees must wear a mask at appointments and follow social distancing rules.

Do not book an appointment if you or someone you have been in contact with is displaying possible Coronavirus (Covid-19) symptoms.

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.



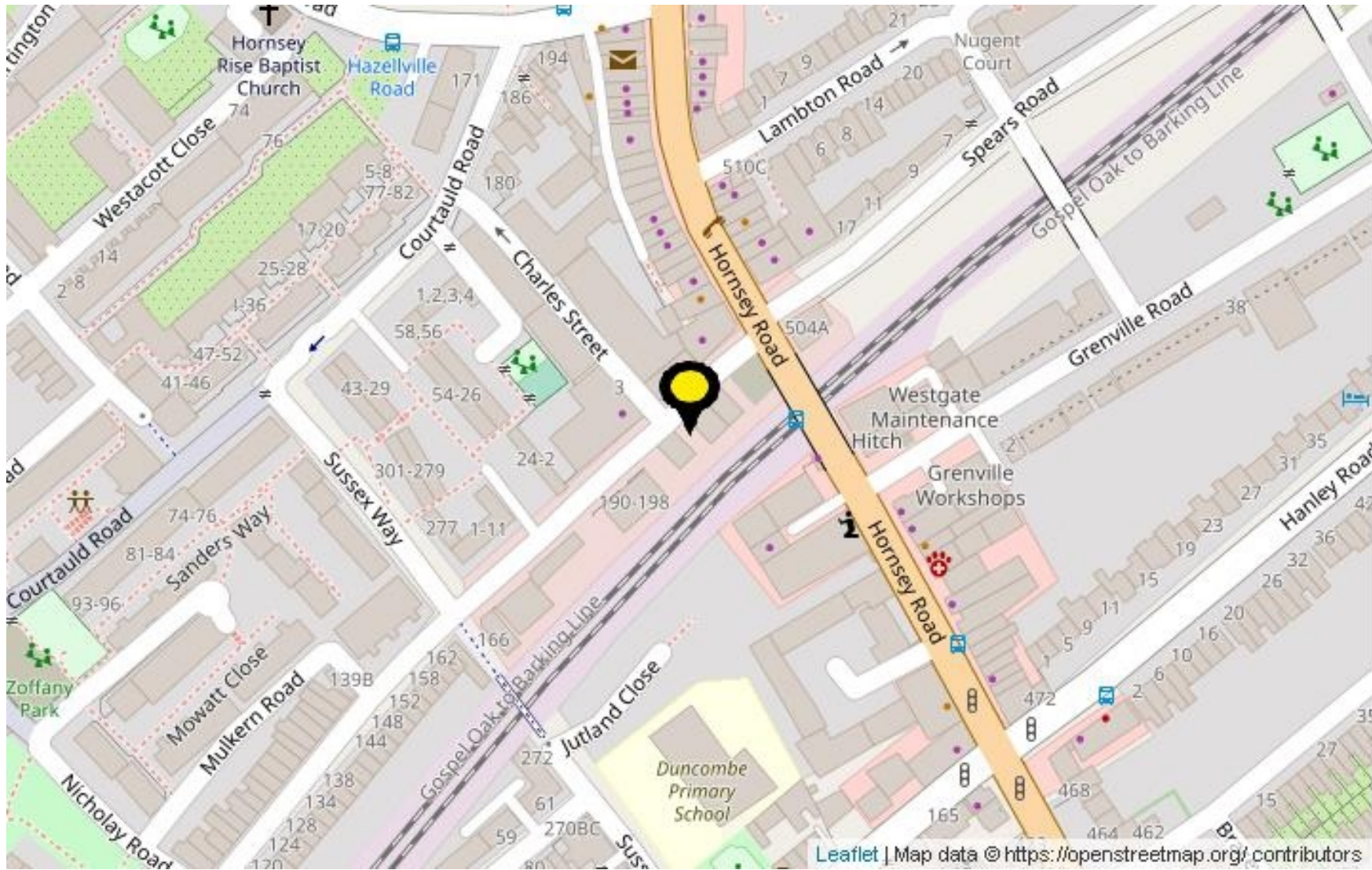
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