

**30A Lynton Road
Crouch End
London
N8 8SL**

**Office To Let By Way of Long
or Short Term Lease**

£1,000 Per calendar month

Set in a vibrant neighbourhood in Crouch End, known for its community spirit. The area offers a mix of local shops, cafes, and green spaces. Excellent road communications are afforded to the Archway Road (A1) and North Circular Road (A406), both being within easy reach. Hornsey station is a short distance away



Crouch End



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

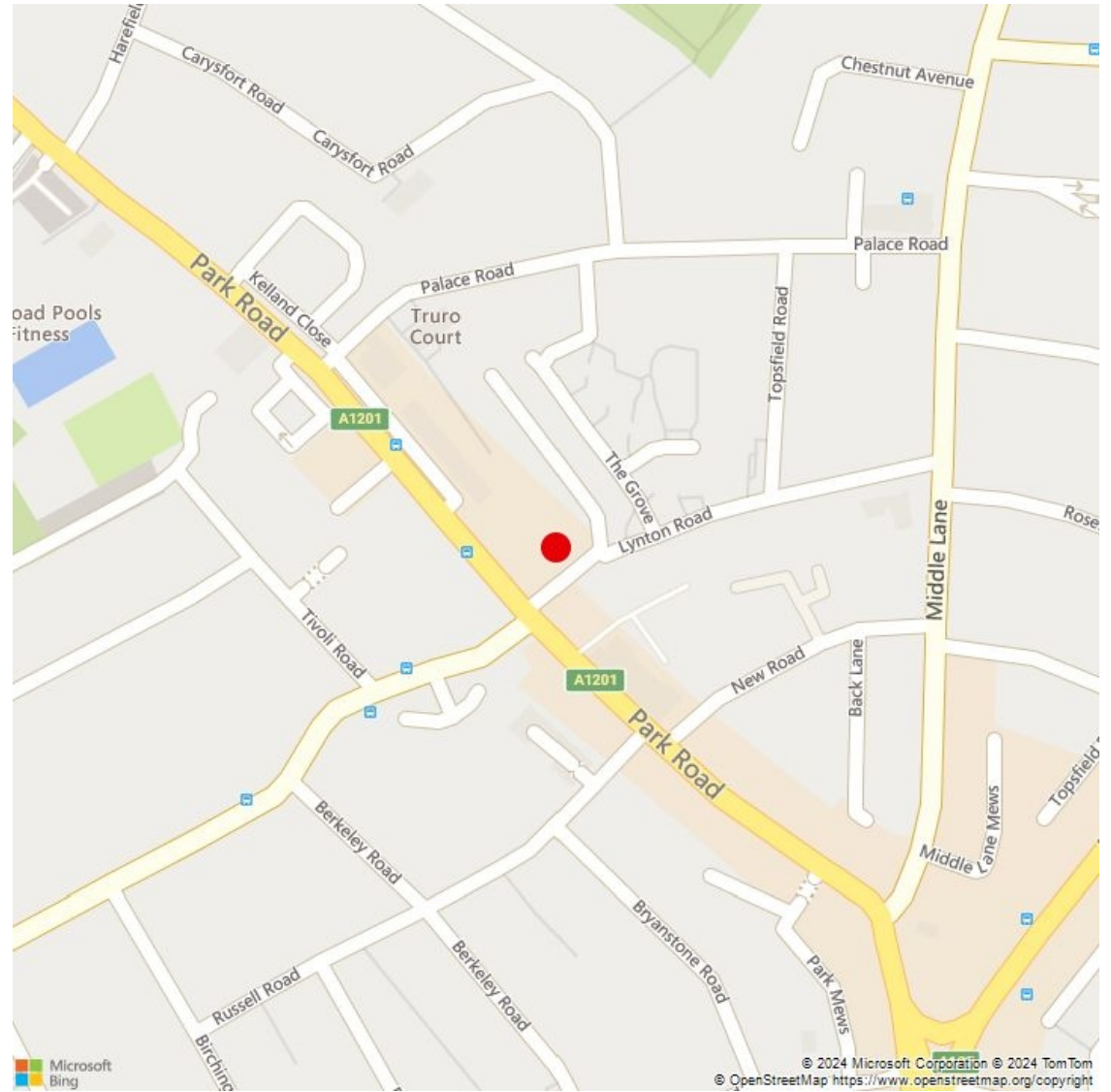
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Light and airy first floor office 431 sq.ft. approx. newly refurbished, good natural lighting, w.c



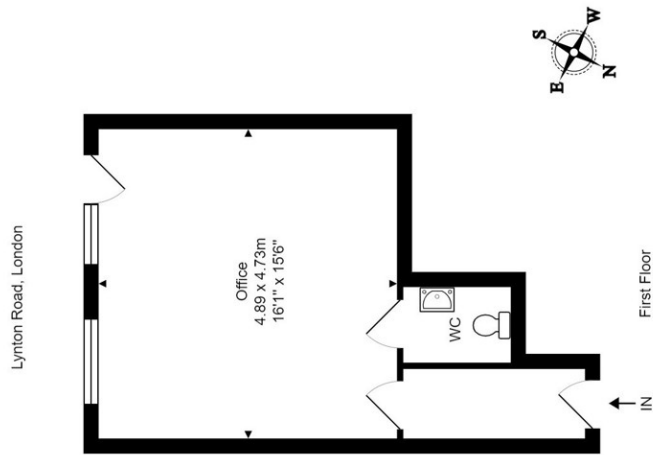
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Total Area: 28.7 m² ... 309 ft²

n accordance with RICS Property Measurements Standards incorporating International Property A
i. The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measureme
tings, rooms and any other items are approximate. Whilst all care is taken in the preparation of thi
spects of this plan are of specific importance, an independent inspection would be advised



Rent

£1,000 per calendar month

EPC

Energy Rating A - Valid Until 2029

Tenure

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

Legal Costs

Each side to bear both sides reasonable related legal costs.



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Rates

Please enquire of the Local Authority

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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